



ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2020 - GENERELL INFORMASJON

Enheten

Organisasjonsnummer: 912 810 089
Organisasjonsform: Aksjeselskap
Foretaksnavn: HOLMETJERN INVEST AS
Forretningsadresse: Ranheimsvegen 9
7044 TRONDHEIM

Regnskapsår

Årsregnskapets periode: 01.01.2020 - 31.12.2020

Konsern

Mørselskap i konsern: Ja
Konsernregnskap lagt ved: Ja

Regnskapsregler

Regler for små foretak benyttet: Ja
Benyttet ved utarbeidelsen av årsregnskapet til selskapet: Regnskapslovens alminnelige regler
Benyttet ved utarbeidelsen av årsregnskapet til konsernet: IFRS

Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet: Monica Sagosen
Dato for fastsettelse av årsregnskapet: 27.04.2021

Grunnlag for avgivelse

År 2020: Årsregnskapet er elektronisk innlevert
År 2019: Tall er hentet fra elektronisk innlevert årsregnskap fra 2020

Det er ikke krav til at årsregnskapet m.v. som sendes til Regnskapsregisteret er undertegnet. Kontrollen på at dette er utført ligger hos revisor/enhetens øverste organ. Sikkerheten ivaretas ved at innsender har rolle/rettighet for innsending av årsregnskapet via Altinn, og ved at det bekreftes at årsregnskapet er fastsatt av kompetent organ.

Brønnøysundregistrene, 31.08.2022



Resultatregnskap

Beløp i: NOK	Note	2020	2019
RESULTATREGNSKAP			
Inntekter			
Sum inntekter		0	0
Kostnader			
Lønnskostnad	1	1 682 578	1 660 921
Avskrivning på varige driftsmidler	2	32 522	32 522
Annen driftskostnad	1,15	21 908 169	20 583 529
Sum kostnader		23 623 269	22 276 972
Driftsresultat		-23 623 269	-22 276 972
Finansinntekter og finanskostnader			
Mottatte utbytter	16	764 233	23 065 009
Inntekt på inv. i tilknyttet selskap		3 250 405	
Renteinntekt fra foretak i samme konsern	8	8 455 493	4 748 714
Annen renteinntekt	8,13	5 925 981	5 107 978
Annen finansinntekt		66 092 354	209 123
Verdiøkning av markedsb. finansielle oml.m		1 982 688	
Sum finansinntekter		86 471 155	33 130 824
Verdired. av markedsb. finansielle oml.midler			742 458
Nedskr. av finansielle anleggsmidler	3	7 071 667	2 500 000
Rentekostnad til foretak i samme konsern	12	3 535 553	2 718 860
Annen rentekostnad	12,13	31 490 584	17 489 310
Annen finanskostnad	13	335 241	5 440 731
Sum finanskostnader		42 433 045	28 891 359
Netto finans		44 038 110	4 239 465
Ordinært resultat før skattekostnad		20 414 841	-18 037 507
Skattekostnad på ordinært resultat	4,5,6	-9 307 260	-7 294 886
Ordinært resultat etter skattekostnad		29 722 101	-10 742 621
Årsresultat		29 722 101	-10 742 621



Resultatregnskap

Beløp i: NOK	Note	2020	2019
Årsresultat etter minoritetsinteresser		29 722 101	-10 742 621
Overføringer og disponeringer			
Overføringer annen egenkapital	7	29 722 101	-10 742 621
Sum overføringer og disponeringer		29 722 101	-10 742 621



Balanse

Beløp i: NOK	Note	2020	2019
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Utsatt skattefordel	5	23 821 926	14 514 666
Sum immaterielle eiendeler		23 821 926	14 514 666
Varige driftsmidler			
Driftsløsøre, inventar, verktøy, kontorm.	2	35 533	68 055
Sum varige driftsmidler		35 533	68 055
Finansielle anleggsmidler			
Investering i datterselskap	3	27 327 510	21 523 790
Lån til foretak i samme konsern	8	119 144 147	30 867 976
Investeringer i tilknyttet selskap	3	35 522 910	19 369 410
Lån til tilknyttet selskap og felles kontrollert virksomhet	8	21 175 944	35 541 259
Investeringer i aksjer og andeler	14	25 893 546	25 310 211
Andre langsiktige fordringer	8	5 032 500	1 000 000
Sum finansielle anleggsmidler		234 096 558	133 612 647
Sum anleggsmidler		257 954 016	148 195 368
Omløpsmidler			
Varer			
Varer, Tomteområde under utvikling	9		32 780 475
Sum varer			32 780 475
Fordringer			
Kundefordringer		456 348	87 500
Andre kortsiktige fordringer	8	55 520 242	25 843 941
Konsernfordringer	8,16	59 847 073	58 297 243
Sum fordringer		115 823 663	84 228 684
Investeringer			
Markedsbaserte aksjer	14	2 112 720	4 167 470
Sum investeringer		2 112 720	4 167 470



Balanse

Beløp i: NOK	Note	2020	2019
Bankinnskudd, kontanter og lignende			
Bankinnskudd, kontanter o.l.	10,13	51 761 762	20 640 892
Sum bankinnskudd, kontanter og lignende		51 761 762	20 640 892
Sum omløpsmidler		169 698 144	141 817 520
SUM EIENDELER		427 652 161	290 012 888
 BALANSE - EGENKAPITAL OG GJELD			
Egenkapital			
Innskutt egenkapital			
Selskapskapital	7,11	200 000	30 000
Ikke registrert selskapskapital	7		70 000
Overkurs	7	10 459	10 459
Annen innskutt egenkapital	7	20 779 368	
Sum innskutt egenkapital		20 989 826	110 459
Opptjent egenkapital			
Annen egenkapital	7	56 346 103	26 629 569
Sum opptjent egenkapital		56 346 103	26 629 569
Sum egenkapital		77 335 930	26 740 028
Gjeld			
Langsiktig gjeld			
Annen langsiktig gjeld			
Obligasjonslån	13	296 448 055	194 263 213
Langsiktig konserngjeld	12	48 339 364	
Øvrig langsiktig gjeld	12	748 812	36 726 250
Sum annen langsiktig gjeld		345 536 230	230 989 463
Sum langsiktig gjeld		345 536 230	230 989 463
Kortsiktig gjeld			
Leverandørgjeld		302 060	2 266 881
Skyldig offentlige avgifter		105 528	82 824



Balanse

Beløp i: NOK	Note	2020	2019
Kortsiktig konserngjeld	12		23 212 110
Annen kortsiktig gjeld	12	4 372 413	6 721 583
Sum kortsiktig gjeld		4 780 001	32 283 398
Sum gjeld		350 316 231	263 272 861
SUM EGENKAPITAL OG GJELD		427 652 161	290 012 888

**Konsernets resultatregnskap**

Beløp i: NOK	Note	2020	2019
RESULTATREGNSKAP			
Inntekter			
Revenue from contracts with customers	3	3 568 000	506 000
Sum inntekter		3 568 000	506 000
Kostnader			
Cost of goods sold		6 444 000	107 000
Nedskrivning av varige driftsmidler og immaterielle eiendeler	10	6 975 000	
Administrative expenses	1,5,15, 16	39 837 000	39 159 000
Other gains/ losses - net	3	583 000	7 579 000
Sum kostnader		53 839 000	46 845 000
Driftsresultat		-50 271 000	-46 339 000
Finansinntekter og finanskostnader			
Finance Income	16	9 021 000	6 729 000
Sum finansinntekter		9 021 000	6 729 000
Borrowing costs		39 573 000	26 489 000
Sum finanskostnader		39 573 000	26 489 000
Netto finans		-30 552 000	-19 760 000
Ordinært resultat før skattekostnad			
Income tax expense	11	-16 777 000	-11 866 000
Ordinært resultat etter skattekostnad		-64 046 000	-54 233 000
Årsresultat		-64 046 000	-54 233 000
Årsresultat etter minoritetsinteresser		-64 046 000	-54 233 000
Share of net profit from associates	9	16 756 000	-1 542 000
Sum resultatkomponenter for IFRS-foretak		16 756 000	-1 542 000
Totalresultat		-47 290 000	-55 775 000



Konsernets resultatregnskap

Beløp i: NOK	Note	2020	2019
Overføringer og disponeringer			
Owners of HTI AS		-40 695 000	-64 945 000
Non-controlling interests		-6 595 000	9 170 000
Sum overføringer og disponeringer		-47 290 000	-55 775 000



Konsernets balanse

Beløp i: NOK	Note	2020	2019
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Utsatt skattefordel	12	42 316 000	25 658 000
Goodwill	10		6 975 000
Sum immaterielle eiendeler		42 316 000	32 633 000
Varige driftsmidler			
Property, plant and equipment	1	37 909 000	31 648 000
Sum varige driftsmidler		37 909 000	31 648 000
Finansielle anleggsmidler			
Investeringer i tilknyttet selskap	9	111 695 000	80 096 000
Financial asset at fair value through profit or loss	3	25 726 000	25 726 000
Financial assets at amortised costs		40 536 000	46 319 000
Sum finansielle anleggsmidler		177 957 000	152 141 000
Sum anleggsmidler		258 182 000	216 422 000
Omløpsmidler			
Varer			
Inventories	2,7	551 984 000	533 069 000
Sum varer		551 984 000	533 069 000
Fordringer			
Trade receivables	3	11 273 000	791 000
Other receivables			328 000
Sum fordringer		11 273 000	1 119 000
Investeringer			
Markedsbaserte aksjer	3	2 113 000	4 167 000
Other financial assets at amortised cost	3	67 593 000	25 940 000
Sum investeringer		69 706 000	30 107 000
Bankinnskudd, kontanter og lignende			
Cash and cash equivalents (excluding bank overdrafts)	3,7	68 140 000	38 428 000



Konsernets balanse

Beløp i: NOK	Note	2020	2019
Sum bankinnskudd, kontanter og lignende		68 140 000	38 428 000
Sum omløpsmidler		701 103 000	602 723 000
SUM EIENDELER		959 285 000	819 145 000

BALANSE - EGENKAPITAL OG GJELD

Egenkapital

Innskutt egenkapital

Share capital	14	210 000	110 000
Overkurs		33 219 000	19 786 000
Annen innskutt egenkapital		20 779 000	
Sum innskutt egenkapital		54 208 000	19 896 000

Opptjent egenkapital

Minoritetsinteresser		13 379 000	30 502 000
Sum opptjent egenkapital		13 379 000	30 502 000

Sum egenkapital

67 587 000 **50 398 000**

Gjeld

Langsiktig gjeld

Annen langsiktig gjeld

Obligasjonslån	3,6	296 448 000	194 263 000
Gjeld til kredittinstitusjoner	3,6		201 348 000
Borrowings	5,6	100 901 000	165 570 000
Sum annen langsiktig gjeld		397 349 000	561 181 000

Sum langsiktig gjeld

397 349 000 **561 181 000**

Kortsiktig gjeld

Bank Loans	3,6	200 008 000	
Leverandørgjeld	3	3 350 000	11 260 000
Current Tax Liabilities	11	349 000	
Borrowings	3,5,6	290 063 000	195 607 000
Other short term liabilities		580 000	698 000



Konsernets balanse

Beløp i: NOK	Note	2020	2019
Sum kortsiktig gjeld		494 350 000	207 565 000
Sum gjeld		891 699 000	768 746 000
SUM EGENKAPITAL OG GJELD		959 286 000	819 144 000



Brønnøysundregistrene

ÅRSREGNSKAP FOR REGNSKAPSÅRET 2020 - GENERELL INFORMASJON

Journalnummer: 2021 256200

Enheten

Organisasjonsnummer: 912 810 089
Organisasjonsform: Aksjeselskap
Foretaksnavn: HOLMETJERN INVEST AS
Forretningsadresse: Ranheimsvegen 9
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årsregnskapet til konsernet: IFRS

Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet: Monica Sagosen
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Brønnøysundregistrene, 03.06.2021



Organisasjonsnr: 912 810 089
HOLMETJERN INVEST AS

RESULTATREGNSKAP

Beløp i: NOK	Note	2020	2019
RESULTATREGNSKAP			
Inntekter			
Sum inntekter		0	0
Kostnader			
Lønnskostnad	1	1 682 578	1 660 921
Avskrivning på varige driftsmidler	2	32 522	32 522
Annen driftskostnad	1,15	21 908 169	20 583 529
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Annen finanskostnad	13	335 241	5 440 731
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Skattekostnad på ordinært resultat	4,5,6	-9 307 260	-7 294 886
Ordinært resultat etter skattekostnad		29 722 101	-10 742 621
Årsresultat		29 722 101	-10 742 621
Årsresultat etter minoritetsinteresser		29 722 101	-10 742 621



Overføringer og disponeringer			
Overføringer annen egenkapital	7	29 722 101	-10 742 621
Sum overføringer og disponeringer		29 722 101	-10 742 621



Organisasjonsnr: 912 810 089
HOLMETJERN INVEST AS

BALANSE

Beløp i: NOK	Note	2020	2019
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Anleggsmidler			
Immaterielle eiendeler			
Utsatt skattefordel	5	23 821 926	14 514 666
Sum immaterielle eiendeler		23 821 926	14 514 666
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Sum anleggsmidler		257 954 016	148 195 368
Omløpsmidler			
Varer			
Varer, Tomteområde under utvikling	9		32 780 475
Sum varer			32 780 475
Fordringer			
Kundefordringer		456 348	87 500
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Sum fordringer		115 823 663	84 228 684
Investeringer			
Markedsbaserte aksjer	14	2 112 720	4 167 470
Sum investeringer		2 112 720	4 167 470
Bankinnskudd, kontanter og lignende			
Bankinnskudd, kontanter o. l.	10,13	51 761 762	20 640 892



Sum bankinnskudd, kontanter og lignende		51 761 762	20 640 892
Sum omløpsmidler		169 698 144	141 817 520
SUM EIENDELER		427 652 161	290 012 888
BALANSE - EGENKAPITAL OG GJELD			
Egenkapital			
Innskutt egenkapital			
Selskapskapital	7,11	200 000	30 000
Ikke registrert selskapskapital	7		70 000
Overkurs	7	10 459	10 459
Annen innskutt egenkapital	7	20 779 368	
Sum innskutt egenkapital		20 989 826	110 459
Opptjent egenkapital			
Annen egenkapital	7	56 346 103	26 629 569
Sum opptjent egenkapital		56 346 103	26 629 569
Sum egenkapital		77 335 930	26 740 028
Gjeld			
Langsiktig gjeld			
Annen langsiktig gjeld			
Obligasjonslån	13	296 448 055	194 263 213
Langsiktig konserngjeld	12	48 339 364	
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Sum langsiktig gjeld		345 536 230	230 989 463
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Leverandørgjeld		302 060	2 266 881
Skyldig offentlige avgifter		105 528	82 824
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Sum kortsiktig gjeld		4 780 001	32 283 398
Sum gjeld		350 316 231	263 272 861
SUM EGENKAPITAL OG GJELD		427 652 161	290 012 888



Organisasjonsnr: 912 810 089
HOLMETJERN INVEST AS

KONSERNRESULTATREGNSKAP

Beløp i: NOK	Note	2020	2019
RESULTATREGNSKAP			
Inntekter			
Revenue from contracts with customers	3	3 568 000	506 000
Sum inntekter		3 568 000	506 000
Kostnader			
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Administrative expenses	1,5,15,16	39 837 000	39 159 000
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Netto finans		-30 552 000	-19 760 000
Ordinært resultat før skattekostnad			
Income tax expense	11	-16 777 000	-11 866 000
Ordinært resultat etter skattekostnad		-64 046 000	-54 233 000
Årsresultat		-64 046 000	-54 233 000
Årsresultat etter minoritetsinteresser			
		-64 046 000	-54 233 000
Share of net profit from associates	9	16 756 000	-1 542 000
Sum resultatkomponenter for IFRS-foretak		16 756 000	-1 542 000
Totalresultat		-47 290 000	-55 775 000
Overføringer og disponeringer			
Owners of HTI AS		-40 695 000	-64 945 000
Non-controlling interests		-6 595 000	9 170 000
Sum overføringer og disponeringer		-47 290 000	-55 775 000





Organisasjonsnr: 912 810 089
HOLMETJERN INVEST AS

KONSERNBALANSE

Beløp i: NOK	Note	2020	2019
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Utsatt skattefordel	12	42 316 000	25 658 000
Goodwill	10		6 975 000
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Sum varige driftsmidler		37 909 000	31 648 000
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Sum finansielle anleggsmidler		177 957 000	152 141 000
Sum anleggsmidler		258 182 000	216 422 000
Omløpsmidler			
Varer			
Inventories	2,7	551 984 000	533 069 000
Sum varer		551 984 000	533 069 000
Fordringer			
Trade receivables	3	11 273 000	791 000
Other receivables			328 000
Sum fordringer		11 273 000	1 119 000
Investeringer			
Markedsbaserte aksjer	3	2 113 000	4 167 000
Other financial assets at amortised cost	3	67 593 000	25 940 000
Sum investeringer		69 706 000	30 107 000
Bankinnskudd, kontanter og lignende			
Cash and cash equivalents (excluding bank overdrafts)	3,7	68 140 000	38 428 000
Sum bankinnskudd, kontanter og lignende		68 140 000	38 428 000
Sum omløpsmidler		701 103 000	602 723 000



SUM EIENDELER		959 285 000	819 145 000
BALANSE - EGENKAPITAL OG GJELD			
Egenkapital			
Innskutt egenkapital			
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Overkurs		33 219 000	19 786 000
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Opptjent egenkapital			
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Sum opptjent egenkapital		13 379 000	30 502 000
Sum egenkapital		67 587 000	50 398 000
Gjeld			
Langsiktig gjeld			
Annen langsiktig gjeld			
Obligasjonslån	3,6	296 448 000	194 263 000
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Other short term liabilities		580 000	698 000
Sum kortsiktig gjeld		494 350 000	207 565 000
Sum gjeld		891 699 000	768 746 000
SUM EGENKAPITAL OG GJELD		959 286 000	819 144 000



Organisasjonsnr: 912 810 089
HOLMETJERN INVEST AS

NOTEOPPLYSNINGER - SELSKAP - alle poster oppgitt i hele tall

Note

Regnskapsprinsipper

Note

Antall aksjer og aksjeeiere

<u>Aksjeklasse</u>	<u>Ant. aksjer</u>	<u>Pålydende</u>	<u>Bokført verdi</u>
Ordinære aksjer	100000.00	2.00	200000.00
<u>Aksjeeiere - fritekst</u>	<u>Antall</u>	<u>Eierandel</u>	<u>Aksjeklasse</u>
Selmer Holding AS	71250.00	71.25%	Ordinære aksjer
Snowy Invest AS	23750.00	23.75%	Ordinære aksjer
Singsaker Eiendom AS	5000.00	5.00%	Ordinære aksjer
<u>Sum</u>	<u>Sum antall</u>	<u>Sum eierandel</u>	
	100000.00	100.00%	

Ytelser til daglig leder

<u>Ytelser</u>	<u>Lønn</u>	<u>Pensj.forpl.</u>	<u>Andre godtgj.</u>
	552185.00		

Note

Antall årsverk i regnskapsåret

Virksomheten har hatt følgende antall årsverk:
2.00

Note

Lån og sikkerhetsstillelse til ledende personer og aksjeeiere

Er det gitt lån eller sikkerhetsstillelse til ledende personer: Nei

Note

Konsern, tilknyttet selskap og datterselskap

Tilknyttet selskap/datterselskap



<u>Navn og adresse</u>	<u>Eierandel</u>	<u>Stemmeandel</u>	<u>Egenkapital</u>	<u>Resultat</u>
Opsahlhaven AS, Trondheim	100.00%	100.00%	-1701533.00	-776782.00
Det selmerske rederi AS, Trondheim	100.00%	100.00%	-120494.00	-27521.00
Overvik Eiendom AS, Trondheim	55.65%	55.65%	30241105.00	592506.00
Tech Damper AS, Trondheim	56.89%	56.89%	-10035548.00	-8868875.00
Overvik Panorama 1 AS, Trondheim	100.00%	100.00%	-863382.00	-865461.00
Holmetjern Boliginvest AS, Trondheim	100.00%	100.00%	100000.00	1197039.00
Welmax Concrete AS, Trondheim	100.00%	100.00%	13904685.00	-654390.00
Holmetjernskogen AS, Trondheim	100.00%	100.00%	-79653.00	-81658.00
Selmer Energi AS, Trondheim	100.00%	100.00%	-717904.00	-742334.00
HTI 2 AS	100.00%	100.00%	21808.00	-2623.00

Se note 3 i årsregnskapet. Har flere DS og TS som ikke vi får plass til å angi over.

<u>Navn</u>	<u>Forretningskontor</u>
HTI AS	Trondheim



Organisasjonsnr: 912 810 089
HOLMETJERN INVEST AS

NOTEOPPLYSNINGER - KONSERN - alle poster oppgitt i hele tall

Note

Regnskapsprinsipper

Note

Antall aksjer og aksjeeiere

<u>Aksjeklasse</u>	<u>Ant. aksjer</u>	<u>Pålydende</u>	<u>Bokført verdi</u>
	100000.00	2.00	200000.00

<u>Aksjeeiere - fritekst</u>	<u>Antall</u>	<u>Eierandel</u>	<u>Aksjeklasse</u>
Selmer Holding AS	71250.00	71.25%	
Snowy Invest AS	23750.00	23.75%	
Singsaker Eiendom AS	5000.00	5.00%	

<u>Sum</u>	<u>Sum antall</u>	<u>Sum eierandel</u>
	100000.00	100.00%

Ytelser til daglig leder

<u>Ytelser</u>	<u>Lønn</u>	<u>Pensj.forpl.</u>	<u>Andre godtgj.</u>
	552185000.00		

Note

Antall årsverk i regnskapsåret

Virksomheten har hatt følgende antall årsverk:
6.00

Note

Lån og sikkerhetsstillelse til ledende personer og aksjeeiere

Er det gitt lån eller sikkerhetsstillelse til ledende personer: Nei



To the General Meeting of Holmetjern Invest AS

Independent Auditor's Report

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Holmetjern Invest AS, which comprise:

- The financial statements of the parent company Holmetjern Invest AS (the Company), which comprise the balance sheet as at 31 December 2020, the income statement and cash flow statement for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, and
- The consolidated financial statements of Holmetjern Invest AS and its subsidiaries (the Group), which comprise the balance sheet as at 31 December 2020, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion:

- The financial statements are prepared in accordance with the law and regulations.
- The accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2020, and its financial performance and its cash flows for the year then ended in accordance with the Norwegian Accounting Act and accounting standards and practices generally accepted in Norway.
- The accompanying consolidated financial statements give a true and fair view of the financial position of the Group as at 31 December 2020, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards as adopted by the EU.

Basis for Opinion

We conducted our audit in accordance with laws, regulations, and auditing standards and practices generally accepted in Norway, including International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company and the Group as required by laws and regulations, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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T: 02316, org. no.: 987 009 713 VAT, www.pwc.no
State authorised public accountants, members of The Norwegian Institute of Public Accountants, and
authorised accounting firm*

Independent Auditor's Report - Holmetjern Invest AS



Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

The business activities are largely unchanged compared to last year. We have not identified regulatory changes, transactions or other events that qualified as new Key audit matters for our audit of the 2020 financial statements. Value inventory of property carries the same characteristics and risks this year and remains a focus area also in our audit for 2020.

Key Audit Matter	How our audit addressed the Key Audit Matter
<p>Value inventory of property</p> <p>The inventory of property consists mainly of undeveloped land which constitutes a substantial part of the assets in the balance sheet. Inventory of property is measured at the lower of cost and net realizable value, which requires management to exercise judgment. If selling prices decline, inventories are written down to net realizable value. No decline in selling prices was identified in 2020, thus inventories are held at cost in the balance sheet.</p> <p>Acquisition cost of land consists of historic cost and accumulated interest expenses. Book value of undeveloped land is measured against net realizable value annually. If there are any indications of decline in selling prices, management derives an internal assessment of the net realizable value of land in the form of a prognosis for the project. This prognosis builds on an external valuation, which can include factors such as expected housing prices and rate of return, government approvals and estimated construction costs. Determining and evaluating such assumptions requires management to exercise judgement. The exercise of judgement affects the value of the land and the financial statement directly.</p>	<p>Acquisition cost of land consists of historic cost, with accumulated direct costs related to the projects. Such expenses consist of interest expenses, expenses related to architecture and similar costs. We have checked material acquisition cost, historic or new, against purchase contracts. The interest expenses were checked against confirmations received directly from the banks, whereas other expenses were assessed by inspecting purchase documentation. Whether cost should be capitalized as assets or not was evaluated by obtaining an understanding of the projects, and by inspecting documentation received in relation to interest expense and other expenses. These procedures did not identify material deviations.</p> <p>In order to assess the risk of impaired net realizable value of undeveloped land, we obtained a copy of the external valuations. We assessed the competence and objectivity of the external valuation firm and we satisfied ourselves that they used widely recognized and suitable methods and assumptions in their valuations. We contacted the external valuation firm directly in order to substantiate that the valuation firm received an unbiased mandate and information from management. These procedures provided no indication of significant errors or lack of objectivity in the external valuations.</p> <p>Where the external valuation indicated a market value near or below the booked acquisition cost, we obtained management prognosis for the project, and challenged management's internal assessment further.</p>

(2)



Independent Auditor's Report - Holmetjern Invest AS



Management explains the valuation process in note 2, 4 and 17 to the financial statements.

Our assessment included comparing management assumptions to assumptions in the external valuations, regulatory status, observed market prices and our knowledge and experience from the group's other projects. Our procedures substantiated that the assumptions used by management were reasonable.

With regards to the situation for the property the group owns in Overvik, we have discussed the situation with management and read the legal opinions management has obtained. We found that the information given in the financial statement appropriately describes the situation.

We evaluated whether, and found that, the disclosures in note 2, 4 and note 17 were in accordance with the requirements in IFRS and that the information reflected the valuation process and management use of judgement appropriately.

Other information

Management is responsible for the other information. The other information comprises information in the annual report, except the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Board of Directors and the Managing Director for the Financial Statements

The Board of Directors and the Managing Director (Management) are responsible for the preparation in accordance with law and regulations, including a true and fair view of the financial statements of the Company in accordance with the Norwegian Accounting Act and accounting standards and practices generally accepted in Norway, and for the preparation and true and fair view of the consolidated financial statements of the Group in accordance with International Financial Reporting Standards as adopted by the EU, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

(3)



Independent Auditor's Report - Holmetjern Invest AS



In preparing the financial statements, management is responsible for assessing the Company's and the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern. The financial statements of the Company use the going concern basis of accounting insofar as it is not likely that the enterprise will cease operations. The consolidated financial statements of the Group use the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with laws, regulations, and auditing standards and practices generally accepted in Norway, including ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with laws, regulations, and auditing standards and practices generally accepted in Norway, including ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error. We design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's or the Group's internal control.
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company and the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company and the Group to cease to continue as a going concern.
- evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a true and fair view.

(4)



Independent Auditor's Report - Holmetjern Invest AS



- obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Board of Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Board of Directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the Board of Directors, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

Opinion on the Board of Directors' report

Based on our audit of the financial statements as described above, it is our opinion that the information presented in the Board of Directors' report and in the statements on Corporate Governance and Corporate Social Responsibility concerning the financial statements and the going concern assumption is consistent with the financial statements and complies with the law and regulations.

Opinion on Registration and Documentation

Based on our audit of the financial statements as described above, and control procedures we have considered necessary in accordance with the International Standard on Assurance Engagements (ISAE) 3000, Assurance Engagements Other than Audits or Reviews of Historical Financial Information, it is our opinion that management has fulfilled its duty to produce a proper and clearly set out registration and documentation of the Company's accounting information in accordance with the law and bookkeeping standards and practices generally accepted in Norway.

Trondheim, 27 April 2021
PricewaterhouseCoopers AS

Rune Kenneth S. Lædre
State Authorised Public Accountant

(This document is signed electronically)

(5)



 Securely signed with Brevio

Revisjonsberetning

Signers:

Name	Method	Date
Lædre, Rune Kenneth Snæbjörnsson	BANKID_MOBILE	2021-04-27 18:30

This document package contains:

- Closing page (this page)
- The original document(s)
- The electronic signatures. These are not visible in the document, but are electronically integrated.



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of the document.



**Annual accounts 2020
for**

Holmetjern Invest AS

Enterprise registration no. 912810089



**HOLMETJERN
INVEST**



Holmetjern Invest AS

Income statement

	Note	2020	2019
OPERATING REVENUE AND EXPENCES			
Operating revenue			
Total operating revenue		0	0
Operating expenses			
Employee benefits expense	1	1 682 578	1 660 921
Depreciation and amortisation expenses	2	32 522	32 522
Other operating expenses	1,15	21 908 169	20 583 529
Total operating expenses		23 623 269	22 276 972
OPERATING PROFIT OR LOSS		-23 623 269	-22 276 972
FINANCIAL INCOME AND EXPENSES			
Financial income			
Changes in market value of fin. cur. assets		1 982 688	0
Income from subsidiaries	16	764 233	23 065 009
Income from associated companies		3 250 405	0
Interest from group companies	8	8 455 493	4 748 714
Other interests income	8,13	5 925 981	5 107 978
Other financial income	3	66 092 354	209 123
Total financial income		86 471 155	33 130 824
Financial expenses			
Changes in market value of fin. assets		0	742 458
Write-down on financial fixed assets	3	7 071 667	2 500 000
Interest to group companies	12	3 535 553	2 718 860
Other interests expense	12,13	31 490 584	17 489 310
Other financial expense	13	335 241	5 440 731
Total financial expenses		42 433 045	28 891 359
NET FINANCIAL INCOME AND EXPENCES		44 038 110	4 239 465
ORDINARY RESULT BEFORE TAXES		20 414 841	-18 037 507
Tax on ordinary result	4,5,6	-9 307 260	-7 294 886
ORDINARY RESULT		29 722 101	-10 742 621
APPLICATION AND ALLOC.			
To/from other equity	7	29 722 101	-10 742 621
TOTAL APPLICATION AND ALLOCATION		29 722 101	-10 742 621



Holmetjern Invest AS

Balance sheet

	Note	31.12.2020	31.12.2019
ASSETS			
FIXED ASSETS			
Intangible assets			
Deferred tax asset	5	23 821 926	14 514 666
Total intangible assets		23 821 926	14 514 666
Tangible assets			
Fixtures and fittings, office machinery etc.	2	35 533	68 055
Total tangible assets		35 533	68 055
Financial fixed assets			
Investments in subsidiaries	3	27 327 510	21 523 790
Loans to group companies	8	119 144 147	30 867 976
Investments in associates	3	35 522 910	19 369 410
Loans to associates and joint ventures	8	21 175 944	35 541 259
Investments in shares or units	14	25 893 546	25 310 211
Other long-term receivables	8	5 032 500	1 000 000
Total financial fixed assets		234 096 558	133 612 647
TOTAL FIXED ASSETS		257 954 016	148 195 368
CURRENT ASSETS			
Inventories	9	0	32 780 475
Receivables			
Trade receivables		456 348	87 500
Receivables on group companies	8,16	59 847 073	58 297 243
Other short-term receivables	8	55 520 242	25 843 941
Total receivables		115 823 663	84 228 684
Investments			
Listed investment shares	14	2 112 720	4 167 470
Total investments		2 112 720	4 167 470
Bank deposits, cash in hand, etc.	10,13	51 761 762	20 640 892
TOTAL CURRENT ASSETS		169 698 144	141 817 521
TOTAL ASSETS		427 652 161	290 012 888

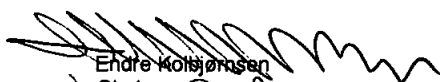


Holmetjern Invest AS


Balance sheet

	Note	31.12.2020	31.12.2019
EQUITY AND LIABILITIES			
EQUITY			
Paid-in equity			
Share capital	7,11	200 000	30 000
Share capital, not registered	7	0	70 000
Share premium reserve	7	10 459	10 459
Other paid-in equity	7	20 779 368	0
Total paid-in equity		20 989 827	110 459
Retained earnings			
Other equity	7	56 346 103	26 629 569
Total retained earnings		56 346 103	26 629 569
TOTAL EQUITY		77 335 930	26 740 028
LIABILITIES			
NON-CURRENT LIABILITIES			
Other non-currents liabilities			
Bonds	13	296 448 055	194 263 213
Liabilities to group companies	12	48 339 364	0
Other non-currents liabilities	12	748 812	36 726 250
Total other non-currents liabilities		345 536 230	230 989 463
TOTAL NON-CURRENT LIABILITIES		345 536 230	230 989 463
CURRENT LIABILITIES			
Accounts payable		302 060	2 266 881
Public duties payable		105 528	82 824
Liabilities to group companies	12	0	23 212 110
Other currents liabilities	12	4 372 413	6 721 583
TOTAL CURRENT LIABILITIES		4 780 001	32 283 398
TOTAL LIABILITIES		350 316 231	263 272 861
TOTAL EQUITY AND LIABILITIES		427 652 161	290 012 888

Trondheim, April 27, 2021



Endre Kolbjørnsen
Chairman



Kolbjørn Opsahl Selmer
Member of the board



Karl Albrecht Opsahl Selmer
CEO/Member of the board



Holmetjern Invest AS

Cash flow statement

Cash flow statement		
Holmetjern Invest AS-Company		
NOK'000		
	2020	2019
Cash flow from operations		
Earnings before taxes	20 414 841	-18 037 507
+Loss/-gain on sale of fixed assets	-64 666 523	2 614 144
+Depreciation and amortization	7 104 189	3 274 980
+/- items classified as investment activities	-1 982 688	0
+/- Changes inventory	32 780 475	-375 000
+/- Changes in accounts receivables	-369 849	-87 500
+/- Changes in accounts payable	-1 964 821	89 701
+/- Changes in other accruals	185 232	244 065
=Net cash flow from operations	-8 499 144	-12 277 117
Cash flow from investments		
+Repayment in other loans to group companies	0	-23 198 301
-Payment in other loans and receivables	-107 385 913	-24 796 044
+Fixed assets sold	0	7 621 733
-Investments in shares	-29 032 519	-17 094 492
+Proceeds from sale of shares	64 670 136	0
= Net cash flow from investments	-71 748 296	-57 467 104
Cash flow from financing activities		
+New loans	134 579 419	40 369 866
-Repayment of long term liabilities	-23 212 110	0
-Dividend	0	-10 000 000
=Net cash flow fom financing activities	111 367 309	30 369 866
=Net change in cash and cash equivalents	31 119 869	-39 374 356
+Cash balance as og the beginning of the period	20 641 892	60 015 248
=Cash balance as at the end of the period	51 761 761	20 640 892
Balance of cash and cash equivalents is distributed as follows:		
Cash and bank deposits as at the end of the period	51 698 129	20 596 719
+Tax withholdings etc as at the end of the period	63 632	44 173
=Balance of cash and cash equivalents as at the end of the period	51 761 761	20 640 892



Holmetjern Invest AS

Notes 2020

Accounting principles

Basic principles

The financial statements have been prepared in accordance with the provisions of the Norwegian Accounting Act and accounting principles generally accepted in Norway, including Norwegian accounting standards.

Principles for income recognition

Income from the sale of services is recognized at the time the service is performed. Costs are recognized in accordance with the matching principle, i.e. costs are recognized in the same period as the associated income.

Assessment and classification of assets and liabilities

Fixed assets comprise assets intended for permanent ownership and use. Fixed assets are valued at acquisition cost. Tangible fixed assets are capitalized and depreciate over the economic life of the asset. Fixed assets are written down to net recoverable value when a decrease in value is deemed to be permanent. The recoverable value shall be the higher of net market value and value of use. Value of use is equal to the current value of future cash flows generated by the asset. Write-downs are reversed when the basis for the write-down no longer applies.

Current assets and short-term liabilities normally include items that fall due for payment within one year of the balance sheet date, as well as items that are associated with the normal operating cycle. Current assets are valued at the lower of original cost or presumed recoverable value.

Tangible fixed assets

Tangible fixed assets are capitalized and depreciated linearly across the service lifetime of the asset, provided that their service lifetime exceeds 3 years and their cost of acquisition exceeds NOK 15,000.

Short-term receivables

Short-term receivables are recognized at face value. Provisions for loss have been made whenever it has been deemed necessary.

Inventory

Inventory is valued at the lower of cost or net recoverable value. The company's inventory comprises a plot of land under development. Inventory is recognized at cost, including consulting fees, wages and other direct and indirect development costs. The net recoverable value is the estimated sales price less costs incurred in connection with completion and sale of the property.

Shares and units in other companies and bonds

Shares and units acquired as long-term investments are classified as fixed assets. Market-based share and bond investments are classified as current assets and valued at the lower of original cost and market value on the balance sheet date, cf. Section 5-2 of the Accounting Act.

Taxes

Taxes included in the profit and loss statement include both the period's payable taxes and changes in deferred taxes. Deferred tax is calculated at 22 percent on the basis of temporary differences that exist between accounting and tax values, as well as tax-related losses to be brought forward at the end of the accounting year. Tax-increasing and tax-reducing temporary differences that are or may be reversed during the same period have been assessed and the net value brought forward.



Holmetjern Invest AS

Notes 2020

Note 1 – Wages and salaries

The company has employed one full-time equivalent this accounting year
The company has set up a mandatory occupational pension arrangement.

Specification of wages and salaries	This year	Last year
Salaries	1 458 557	1 435 561
Employer's contributions	201 581	205 677
Pension costs	19 632	18 377
Other salary-related benefits	2 807	1 307
Total	1 682 578	1 660 921

Benefits to senior executives and advisor (amount incl tax)

Managing director	552 185
Directors' remuneration	884 694
Auditors' fees, consisting of	
Auditing	513 034
Other consulting services	299 588
Total auditors' fees	812 622

No pension benefits or other benefits beyond salaries have been paid to the managing or other directors.

Kolbjørn Opsahl Selmer (board member), indirectly owns 71.25% of the company's shares.
Karl Albrecht Opsahl Selmer (general manager), indirectly owns 23.75% of the company's shares.
Endre Kolbjørnsen (board member), indirectly owns 5% of the company's shares.



Holmetjern Invest AS

Notes 2020

Note 2 – Fixtures and fittings, tools, office machinery

	Fixtures and fittings, office machinery etc.
Original cost as at 1/1	162 610
+ Additions	0
- Disposals	0
Original cost as at 31/12	162 610
Acc./depr as at 1/1	94 555
+ Depreciation and amortization	32 522
+ Depr. revaluation	0
- Reversed depreciation	0
+ Extraordinary write - downs	0
Acc./depr at as 31/12	127 077
Book value as at 31/12	35 533
Percentage for depreciation and amortization	20-20



Holmetjern Invest AS

Notes 2020

Note 3 – Investments

The following companies are included in the Group 31.12.20

	Business office	Ownership
Parent Company:		
Holmetjern Invest AS	Trondheim	
Subsidiaries:		
Overvik Eiendom AS	Trondheim	55,65 %
Opsahlhaven AS	Trondheim	100,00 %
Tech Damper AS	Trondheim	56,89 %
Overvik Panorama 1 AS	Trondheim	100,00 %
Holmetjern Boliginvest AS	Trondheim	100,00 %
Holmetjernskogen AS	Trondheim	100,00 %
Welmax Concrete AS	Trondheim	100,00 %
Selmer Energi AS	Trondheim	100,00 %
Det Selmerske Rederi AS	Trondheim	100,00 %
HTI 2 AS	Trondheim	100,00 %
HTI 3 AS	Trondheim	100,00 %
Mercur Capital ASA	Trondheim	58,33 %
Associates:		
K-to as	Trondheim	50,00 %
Holmstar as	Trondheim	34,00 %
Mercur Corporate Advisors as	Trondheim	50,00 %
Oreid Eiendom as	Trondheim	40,00 %
Bacchus holding as	Oslo	25,00 %
Norse Development as	Trondheim	50,00 %
Overvik Bygginvest 1 as	Trondheim	34,25 %
HH Prosjekt AS	Halden	50,00 %
Opsahlhaven Utvikling AS	Hokksund	50,00 %
Være Østre Utbyggingsselskap	Trondheim	25,00 %



Holmetjern Invest AS

Notes 2020

The company has shares in the following subsidiary:

Subsidiary, office location:	Owner-ship %	Voting rights %	Net profit last year	Equity last year
Opsahlhaven as , Trondheim	100,00 %	100,00 %	- 776 782	- 1 701 533
Det Selmerske Rederi as , Trondheim	100,00 %	100,00 %	- 27 521	- 120 494
Overvik Eiendom as , Trondheim	55,65 %	55,65 %	592 506	30 241 105
Techdamper as, Trondheim	56,89 %	56,89 %	- 8 868 875	- 10 035 548
Overvik Panorama 1 as, Trondheim	100,00 %	100,00 %	- 865 461	- 863 382
Holmetjern Boliginvest as, Trondheim	100,00 %	100,00 %	1 197 039	100 000
Welmax Concrete AS, Trondheim	100,00 %	100,00 %	- 654 390	13 904 685
Holmetjernskogen AS, Trondheim	100,00 %	100,00 %	- 81 658	- 79 653
Selmer Energi AS, Trondheim	100,00 %	100,00 %	- 742 334	- 717 904
HTI 2 AS, Trondheim	100,00 %	100,00 %	- 2 623	21 808
HTI 3 AS, Trondheim	100,00 %	100,00 %	- 2 623	21 808
Mercur Capital ASA, Trondheim	58,33 %	58,33 %	- 5 334 220	2 398 363

The company has shares in the following associates:

Associate, office location	Owner-ship %	Voting rights %	Net profit last year	Equity last year
K-to as , Trondheim	50,00 %	50,00 %	- 7 395 538	21 190 602
Holmstar as , Trondheim	34,00 %	34,00 %	348 546	81 100
Mercur Corporate Advisors as , Trondheim*	50,00 %	50,00 %	- 451 085	- 867 048
Oreid Eiendom as, Trondheim	40,00 %	40,00 %	- 1 746 369	18 662 141
Bacchus holding as, Oslo	25,00 %	25,00 %	8 952 897	13 724 952
Norse Development as, Trondheim	50,00 %	50,00 %	- 184 532	- 880 018
Overvik Bygginvest 1 as , Trondheim	34,20 %	34,20 %	15 673 714	14 265 149
HH Prosjekt AS, Halden	50,00 %	50,00 %	16 136 816	21 192 108
Opsahlhaven Utvikling AS, Hokksund	50,00 %	50,00 %	- 19 028	13 970 712
Være Østre Utbyggingsselskap, Trondheim	25,00 %	25,00 %	5 455 313	5 749 805

The 2020 result for Mercur Corporate Advisors is negative. This, combined with the fact that the company has experienced declining operating profit in recent years indicate that the fair value of the shares in the company has been impaired. Consequently, the carrying amount of the shares has been written down from NOK 2,5m to NOK 0m.

Given that there has been no development in the process of finding a partner for Tech Damper, we find it correct to write down the book value of the shares Holmetjern Invest has in Tech Damper from NOK 4,572m to NOK 0m.

Other financial income mainly consists of sale of shares in Overvik Eiendom, 65 mnok.



Holmetjern Invest AS

Notes 2020

Note 4 – Tax on profit on ordinary activities

	2020	2019
Changes in deferred tax/tax assets	-9 307 260	-7 294 886
Total ordinary tax	-9 307 260	-7 294 886

Note 5 – Tax on profit on ordinary activities

Deferred tax/deferred tax assets

	2020	2019
+ Fixed assets, incl. goodwill	-26 631	-9 650
+ Inventory	0	773 410
+ Provisions for dividend, recognized as income	0	569 909
+Receivables	-1 783 574	0
-Tax form, offset deficit carried forward	-106 471 278	67 024 011
- Tax-deductible interest forward	0	285 416
= Basis for deferred tax	-108 281 483	-65 975 758
Deferred tax	0	0
Negative basis for deferred tax	108 281 483	65 975 758
= Deferred tax assets not recognized	108 281 483	65 975 758
Deferred tax assets, recognized	23 821 926	14 514 666

Note 6 – Tax on profit on ordinary activities

Reconciliation of tax against pre-tax profit/loss

	Basis	Tax
Tax in income statement		-9 307 260
Pre-tax profit/loss	20 414 841	4 491 265
Difference		-13 798 525

Which comprise

Permanent differences	- 62 914 891	-13 841 276
Dividend	- 569 909	- 125 380
Group Contribution (taxable)	764 233	168 131
Total		-13 798 525



Holmetjern Invest AS

Notes 2020

Note 7 – Equity

	Share capital	Share premium	Other paid-in equity	Total paid-in equity	Other equity	Total
Total Equity 01.01.20	100 000	10 459	0	110 459	26 629 569	26 740 028
+/- Other transactions	100 000	0	20 779 367	20 879 367	5 566	20 873 801
Annual P&L	0	0	0	0	29 722 101	29 722 101
Total Equity 31.12.20	200 000	10 459	20 779 367	20 989 826	56 346 104	77 335 930

Other transactions consists of capital increase by debt conversion.

Note 8 – Loans to group undertakings

Company	Associated	Amount 2020	Interest 2020	Amount 2019	Interest 2019
Long-term receivables (more than 1 year)					
Techdampner AS	Subsidiaries	13 939 868	2 505 354	11 124 899	1 744 168
Norwegian Petroleum Services AS	Subsidiaries	80 310	2 853	62 457	2 457
Det Selmerske Rederi AS	Subsidiaries	121 295	3 956	87 338	3 801
Opsahlhaven AS	Subsidiaries	3 522 617	518 548	9 854 070	720 298
Overvik eiendom AS	Subsidiaries	54 695 828	2 394 587	410 260	10 260
Holmetjern Boliginvest AS	Subsidiaries	2 701 367	574 744	5 414 373	301 873
Welmax Concrete AS	Subsidiaries	10 210 752	673 773	3 914 580	25 432
Holmetjernskogen AS	Subsidiaries	25 000	0	0	0
Overvik Panorama 1 AS	Subsidiaries	33 847 108	1 072 200	0	0
Mercur Capital ASA	Subsidiaries	0	0	0	0
Total long-term receivables from subsidiaries		119 144 145	7 746 015	30 867 977	2 808 289
K-To AS	Associated	4 485 677	175 677	21 007 000	1 007 000
Opsahlhaven Utvikling AS	Associated	855 428	61 238	203 665	3 665
Selmer Tandberg AS	Associated	0	0	0	585 394
Norse Development AS	Associated	4 460 784	321 789	2 441 495	114 993
Oreid eiendom AS	Associated	9 534 492	544 847	319 296	8 296
Overvik bygginvest 1 AS	Associated	0	0	10 037 170	444 940
Mercur Capital ASA	Associated	0	0	1 532 633	72 633
Lån til Vågar Eiendom	Associated	1 839 564	36 070	0	0
Total long-term receivables from associated companies		21 175 945	1 103 550	35 541 259	2 236 921



Holmetjern Invest AS

Notes 2020

Company	Associated	Amount 2020	Interest 2020	Amount 2019	Interest 2019
Short-term receivables					
Overvik Eiendom AS	Subsidiaries	58 979 314	682 071	58 297 243	1 615 432
Overvik Utvikling AS	Subsidiaries	0	0	0	324 994
Overvik Panorama 1 AS	Subsidiaries	103 526	3 526	0	0
Holmetjern Boliginvest AS	Subsidiaries	764 233	0	0	0
Total short-term receivables from subsidiaries		59 847 073	685 597	58 297 243	1 940 426
Vågar eiendom AS	Other	0	0	1 803 089	0
K-To AS	Associated	30 757 990	2 037 241	5 213 750	213 750
Selmer Tandberg AS		0	0	18 195 071	2 118 455
F. Brun eiendom AS		0	0	250 000	0
Pilar Management AS		0	0	250 000	0
Holmstar AS	Associated	0	0	103 030	0
Tandberg Invest AS		18 153 071	456 348	0	0
Overvik Bygginvest AS		6 530 010	23 880	0	0
Andre fordringer		0	0	0	0
Periodiserte kostnader		79 170	0	29 001	0
Total short-term receivables		55 520 241	2 517 469	25 843 941	2 332 205

Short – term receivables are due within a year.
None of the long – term receivables are due for more than 5 years.

Note 9 – Inventory, land under development

The value booked as inventory in 2019 has in 2020 been demerged into the company Overvik Panorama 1 AS.

Note 10 – Bank deposits, cash, etc.

Tax withholding funds total NOK 63 632 as at 31/12 this year, compared to NOK 44 173 as at 31/12 last year.

Note 11 – Nominal share capital

The company has 100 000 shares, each with a nominal value of NOK 2.00. The company's total share capital is NOK 200 000.

The company has 3 shareholders, each of whom owns more than 5% of shares.

Name	Org. no.	Qty.	Ownership interest
Selmer Holding AS	989 278 037	71 250	71.25 %
Snowy Invest AS	912 799 891	23 750	23.75 %
Singsaker Eiendom AS	958 086 628	5 000	5.00 %

Holmetjern Invest AS is included in Selmer Holding AS' consolidated accounts. The consolidating accounts can be obtained by contacting Selmer Holding AS.



Holmetjern Invest AS

Notes 2020

Note 12 – Liabilities

Long-term liabilities owners	Amount 2020	Interest 2020	Amount 2019	Interest 2019
Singsaker Eiendom AS	549 157	47 576	0	0
Selmer Holding AS	48 339 364	3 535 553	36 726 249	1 451 750
Snowy Invest AS	199 655	326 654	0	0
Total Long-term liabilities owners	49 088 176	3 909 783	36 726 249	1 451 750

No part of long-term debt is due for payment after 5 years.

Short-term liabilities	Amount 2020	Interest 2020	Amount 2019	Interest 2019
Selmer Holding AS (dividend)	0	0	23 212 110	1 267 110
Total Short-term liabilities dividend	0	0	23 212 110	1 267 110
Singsaker Eiendom AS	0	0	1 545 549	82 353
Snowy Invest AS	0	0	4 953 063	203 063
Total Short-term liabilities owners	0	0	6 498 612	285 416

Note 13 – Bond loans

Bond loans	Amount 2020	Interest 2020	Amount 2019	Interest 2019
NO0010815632Holme 18/22	296 448 055	25 055 222	194 263 213	17 203 667
TOTAL	296 448 055	25 055 222	194 263 213	17 203 667

The loan is due for redemption in 2022.

The bond is interest-only through the loan period, which ends in February 2022.

Covenants associated with the bond:

- Bondholders holds a charge against the shares of Holmetjern Invest AS.
- The company shall at all times maintain a minimum liquidity of NOK 20 million.
- Net LTV shall be below 65%.
- Average interest for bond loan in 2020 is 8,26%

	Cost for the year	Capitalized as at 31/12
Costs accrued in connection with the bond have been matched with the bond in the balance sheet and charged as an expense under amortized cost.	6 061 131	5 400 112

Holmetjern personally owns bonds in the amount of NOK 1 million in this bond.
Interest income on bond loan for 2020 is NOK 59 074.



Holmetjern Invest AS

Notes 2020

Note 14 – Investments in shares and units

Long - term shareholding

Company	Ownership interest	Book value
Kyllingmarkgården as	23,23 %	737 140
Vågar Eiendom as	11 %	25 156 406
Total		25 893 546

Short - term shareholding

Company	Ownership interest	Book value
Ultimovacs as	26 409	2 112 720
Total		2 112 720

The companies are valued on the basis of observed market values for the relevant assets.

Note 15 – Transaction with related parties

In 2020, the company has charged to expense management fees in the amount of NOK 16 918 750 paid to Selmer Holding AS (controlling company).

Note 16 – Group contribution

Group contribution	2020	2019
Holmetjern Boliginvest AS	764 233	0
Total group contribution	764 233	0



Consolidated statement of profit or loss and other comprehensive income
Holmetjern Invest Group

NOK'000	Notes	2020	2019
Revenue from contracts with customers	3	3 568	506
Cost of goods sold, property development		-924	-107
Cost of goods sold, other activities (impairment charge)		-5 520	0
Gross profit		-2 876	399
Administrative expenses	1, 5, 15, 16	-39 837	-39 159
Impairment losses on goodwill	10	-6 975	0
Other gains/losses - net	3	-583	-7 579
Operating profit		-50 272	-46 340
Finance income	16	9 021	6 729
Borrowing costs		-39 573	-26 489
Finance costs - net		-30 552	-19 760
Share of net profit from associates accounted for using the equity method	9	16 756	-1 542
Profit before income tax		-64 068	-67 642
Income tax expense	11	16 777	11 866
Profit for the period		-47 291	-55 776
Profit is attributable to:			
Owners of Holmetjern Invest AS		-40 695	-64 946
Non-controlling interests		-6 595	9 170
		-47 291	-55 776
Profit for the period		-47 291	-55 776
Other comprehensive income for the period, net of tax		0	0
Total comprehensive income for the period		-47 291	-55 776
Total comprehensive income for the period is attributable to:			
Owners of Holmetjern Invest AS		-40 695	-64 946
Non-controlling interests		-6 595	9 170
		-47 291	-55 776



Consolidated balance sheet

Holmetjern Invest Group

<i>NOK'000</i>	Notes	31.12.2020	31.12.2019
ASSETS			
Non-current assets			
Property, plant and equipment	1	37 909	31 648
Goodwill	10	0	6 975
Deferred tax assets	12	42 316	25 658
Investments accounted for using the equity method	9	111 695	80 096
Financial asset at fair value through profit or loss	3	25 726	25 726
Financial assets at amortised costs		40 536	46 319
Other loans and receivables			
Total non-current assets		<u>258 182</u>	<u>216 422</u>
Current assets			
Inventories	2, 7	551 984	533 069
Trade receivables	3	11 273	791
Other financial assets at amortised cost	3	67 593	25 940
Other receivables			328
Financial asset at fair value through profit or loss	3	2 113	4 167
Cash and cash equivalents (excluding bank overdrafts)	3, 7	68 140	38 428
Total current assets		<u>701 104</u>	<u>602 723</u>
Total assets		<u>959 285</u>	<u>819 145</u>

**Consolidated balance sheet**

Holmetjern Invest Group

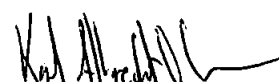
NOK'000	Notes	31.12.2020	31.12.2019
LIABILITIES			
Non-current liabilities			
Bank loans	3, 6	0	201 348
Bond loan	3, 6	296 448	194 263
Borrowings	5, 6	100 901	165 570
Total non-current liabilities		<u>397 349</u>	<u>561 181</u>
Current liabilities			
Trade and other payables	3	3 350	11 260
Current tax liabilities	11	349	0
Bank loans	3, 6	200 008	0
Borrowings	3, 5, 6	290 063	195 607
Other short term liabilities		580	698
Total current liabilities		<u>494 349</u>	<u>207 565</u>
Total liabilities		<u>891 698</u>	<u>768 746</u>
EQUITY			
Share capital and share premium	14	210	110
Other paid-in equity		20 779	0
Retained earnings		33 219	19 786
Non-controlling interests		13 379	30 502
Total equity		<u>67 588</u>	<u>50 398</u>
Total liabilities and equity		<u>959 285</u>	<u>819 145</u>

Trondheim, 27 April 2021



Endre Kolbjørnsen
Chairman

Kolbjørn Selmer
Member of the board



Karl Albrecht Selmer
CEO and member of the board



Consolidated statement of changes in equity
Holmetjern Invest-Group

NOK'000	Note	Attributable to owners			Total	Non-controlling interests	Total equity
		Share capital	Share premium and other paid-in capital	Retained earnings			
Balance at 1 January 2019		30	10	94 805	94 845	32 436	127 281
Profit for the period		0	0	-64 946	-64 946	9 170	-55 776
Other comprehensive income		0	0	0	0	0	0
Total comprehensive income for the period		0	0	-64 946	-64 946	9 170	-55 776
Transaction with owners in their capacity as owners:							
Purchase of own shares		70	0	-70	0	0	0
Dividends provided for or paid		0	0	-10 000	-10 000	-11 106	-21 106
		70	0	-10 070	-10 000	-11 106	-21 106
Balance at 31 December 2019		100	10	19 788	19 897	30 502	50 398
Profit for the period		0	0	-40 695	-40 695	-6 595	-47 291
Other comprehensive income		0	0	0	0	0	0
Total comprehensive income for the period		0	0	-40 695	-40 695	-6 595	-47 291
Transaction with owners in their capacity as owners:							
Contributions of equity, net of transaction costs and tax		100	20 779	0	20 879	0	20 879
Transaction with non-controlling interests	9	0	0	54 128	54 128	579	54 706
Dividends provided for or paid		0	0	0	0	-11 106	-11 106
		100	20 779	54 128	75 006	-10 527	64 480
Balance at 31 December 2020		200	20 789	33 220	54 209	13 379	67 588



Consolidated statement of cash flows
Holmetjern Invest Group

<i>NOK'000</i>	Notes	2020	2019
Cash flow from operations			
Profit before income taxes		-64 068	-67 642
Taxes paid in the period	11	349	0
Gain/loss from sale of non-current assets		1 267	2 614
Depreciation	16	1 526	426
Impairment charge intangible assets	16	6 975	0
Gains/(losses) recognised in other income - fair value		0	7 578
Net profits from associates less dividends received		-13 506	4 962
Change in inventory	2	-18 915	-26 479
Change in other current items		-17 776	4 150
Net cash flow from operations		-104 147	-74 391
Cash flow from investments			
Purchase of property, plant and equipment		-7 812	0
Payment in other loans and receivables		-35 870	-35 520
Repayment in other loans and receivables		0	32 037
Proceeds from sale of shares and investments in other companies		65 000	7 622
Purchase of shares and investments in other companies		-18 153	-17 094
Net cash flow from investments		3 165	-12 955
Cash flow from financing			
Proceeds from long term loans		132 211	62 002
Repayment of long term loans		-1 000	-4 469
Transactions with non-controlling interests		-10 290	0
Proceeds from issuance of equity		20 879	0
Payment of dividend		-11 106	-21 106
Net cash flow from financing		130 694	36 427
Net change in cash and cash equivalents		29 712	-50 919
Cash and cash equivalents at the beginning of the period		38 428	89 347
Cash and cash equivalents at the end of the period	3, 7	68 140	38 428



0 Summary of significant accounting policies

THE GROUP

Holmetjern Invest AS is a private limited liability company organized and existing under the laws of Norway pursuant to the Norwegian Companies Act. The Company was incorporated in Norway on November 22nd, 2013, and the organisation number in the Norwegian Register of Business Enterprises is 912 810 089. The Company's registered name is Holmetjern Invest AS, the commercial name is Holmetjern. Holmetjern Invest AS is an investment company primarily focusing on residential property development. Holmetjern is the holding company and the parent company of the Group. Holmetjern has no relevant business or operational activities other than holding the investments and activities that are related to its subsidiaries. The Group develops, builds and sells residential properties, predominantly in Trondheim, in collaboration with experienced blue-chip partners. The Group includes seven subsidiaries focusing on the property segment and four other smaller investments within the industry- and advisory segment.

STATEMENT OF COMPLIANCE

The group's consolidated financial statements have been prepared in accordance with the International Financial Reporting Standards (IFRS) and interpretations issued by the International Accounting Standards Board (IASB) and endorsed by the EU at 31 December 2020.

These consolidated financial statements were authorised for issue by the board of directors on 27 April 2021.

BASIS OF PREPARATION

The consolidated financial statements have been prepared on a going concern and historical cost basis, except for some financial instruments which are recognised at fair value through profit or loss.

INVESTMENTS IN ASSOCIATES

An associate is an entity over which the group has significant influence and which is neither a subsidiary nor a joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is neither control nor joint control over those policies. Significant influence is generally presumed to exist when the company holds between 20 and 50 per cent of the voting rights.

Associates are incorporated in these financial statements using the equity method of accounting. Under the equity method, investments in associates are carried in the consolidated statement of financial position at cost and adjusted thereafter to recognise the group's share of the profit or loss and other comprehensive income of the associate. If the group's share of losses of an associate exceeds the group's carrying amount of that associate, the group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the group has incurred legal or constructive obligations or made payments on behalf of the associate. Any excess of the cost of acquisition over the group's share of the net fair value of the identifiable assets, liabilities and contingent liabilities of an associate recognised at the date of acquisition is recognised as goodwill, which is included in the carrying amount of the investment.

Any excess of the group's share of the net fair value of the identifiable assets, liabilities and contingent liabilities over the cost of acquisition, after reassessment, is recognised immediately in profit or loss. The requirements of IFRS 9 are applied to determine whether it is necessary to recognise any impairment loss with respect to the group's investment in an associate. When necessary, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with IAS 36 Impairment of assets as a single asset by comparing its recoverable amount (the higher of value in use and fair value less costs to sell) with its carrying amount. Any impairment loss recognised forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised to the extent that the recoverable amount of the investment subsequently increases.

When a group entity transacts with its associate, profits and losses resulting from the transactions with the associate are recognised in the consolidated financial statements only to the extent of interests in the associate which are not related to the group. Accounting policies of associates have been changed where necessary to ensure consistency with the policies adopted by the group. Share of income (loss) from associated companies is included in operating profit (loss) since the investments are considered an integral part of the group's operations.

CONSOLIDATION

The consolidated financial statements include the financial statements of the company and entities controlled by the company (its subsidiaries). Control is achieved where the company is exposed, or has rights, to variable returns from its involvement with an entity, and has the ability to affect those returns through its power over the entity. This is generally presumed to exist when the company holds more than 50 per cent of the voting rights. The existence and effect of potential voting rights which are currently exercisable or convertible are also considered when assessing whether the company controls another entity. The results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate. A negative comprehensive income in the subsidiaries is attributed to the owners of the parent company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

In general, all group companies uses Norwegian General Accepted Accounting Principles when preparing their financial statements. Restatements are made to the financial statements to bring their accounting policies in line with those used by the group. All material intra-group transactions, balances, income and expenses are eliminated in full on consolidation. Changes in the group's ownership interests in subsidiaries which do not result in the group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the group's controlling and non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Such transactions do not affect the profit or loss statement. When the group loses control of a subsidiary, the profit or loss is calculated as the difference between (a) the aggregate of the fair value of the consideration received and the fair value of any retained interest, and (b) the previous carrying amount of the assets (including goodwill) and liabilities of the subsidiary and any non-controlling interests. The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under IFRS 9 Financial Instruments or, when applicable, at the cost on initial recognition of an investment in an associate or a jointly controlled entity using the equity method.



BUSINESS COMBINATIONS

Where a business or a property is acquired through the acquisition of entities, management considers the substance of the assets and activities acquired. When acquiring a group of assets or net assets which do not constitute a business, the cost price is allocated between the individual identifiable assets and liabilities acquired on the basis of their relative fair value at the acquisition date.

Business combinations are accounted for using the acquisition method. The acquisition is recognised as the aggregate of the consideration transferred, measured at acquisition-date fair value, and the amount of any non-controlling interest in the acquiree. For each business combination, the acquirer measures the non-controlling interest in the acquiree either at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition costs incurred are expensed.

Goodwill is measured as the excess of the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree, and the fair value of the acquirer's previously held equity interest in the acquiree (if any) over the net of the acquisition date amounts of the identifiable assets acquired and the liabilities assumed. Part of goodwill reflects the recognition of the deferred tax obligation at nominal value. Nominal value is higher than fair value, and the difference is included in goodwill.

When a business combination is achieved in stages, the group's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date (i.e., the date when the group obtains control) and the resulting gain or loss, if any, is recognised in profit or loss.

Any contingent consideration to be transferred by the acquirer will be recognised at fair value at the acquisition date. Subsequent changes to the fair value of any contingent consideration classified as a liability is recognised in profit or loss.

INVENTORY PROPERTY

IAS 2 Inventories defines inventories as assets held for sale in the ordinary course of business or in the process of production for such sale, or as materials or supplies to be consumed in the production process or in the rendering of services. The group has property which is land and buildings intended for sale in the ordinary course of business or which is in the process of construction or development for such sale. Inventories can thus comprise of land, property held for resale, property under development and construction, and completed units which are not sold.

Inventories are measured at the lower of cost and net realisable value.

The cost of inventories comprises all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition, and accumulated interest expenses. Capitalisation of attributable costs commences when it is more likely than not that the project will be realised. Other costs are included in the cost of inventories only to the extent that they are directly attributable to bringing the inventories to their present location and condition, including planning and design costs.

Carrying amount of undeveloped land is tested against net realisable value semi-annually. If carrying amount exceeds net realisable value, an impairment loss is recognized. If there are any indications of impairment, Management derives an internal assessment of the net realisable value of land in the form of a prognosis for the project. This prognosis builds on an external valuation, which can include factors such as expected housing prices and rate of return, government approvals and estimated construction costs.

When properties are sold, the carrying amount is recognised as a cost of sale of goods in the income statement for the period in which the related revenue is recognised.

INTANGIBLE ASSETS

1) Goodwill

Goodwill arising on the acquisition of a business is recognised in the balance sheet at the date of acquisition of the business. Goodwill is not amortised but is tested for impairment semi-annually. For the purposes of impairment testing, goodwill is allocated to each of the group's cash-generating units (or collections of cash-generating units) expected to benefit from synergies of the business combination.

Goodwill is tested for impairment semi-annually, or more frequently when there is an indication that the unit may be impaired. If the recoverable amount of the cash-generating unit is less than its carrying amount, the impairment loss is allocated first to reducing the carrying amount of any goodwill allocated to the unit and then to the other assets of the unit pro rata on the basis of the carrying amount of each asset in the unit. Any impairment loss for goodwill is recognised in profit or loss in the consolidated income statement. An impairment loss recognised for goodwill will not be reversed in subsequent periods. On disposal of the relevant cash-generating unit, the attributable amount of goodwill is included in the calculation of the profit or loss on disposal.

PROPERTY, PLANT AND EQUIPMENT

Property, plant and equipment is stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the group and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

The depreciation methods and periods used by the group are disclosed in note 1. The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in profit or loss.



REVENUE RECOGNITION

Revenue is measured at fair value of the consideration received or receivable for the sale of property and related transactions in the ordinary course of the group's activities, in accordance with IFRS 15 Revenue from contracts with customers.

i) Sale of property

Revenue from the sale of residential property (including any sale of projects under development and undeveloped land) is recognised when the control is transferred to the customer. Control is considered transferred at the time of delivery of the property to the customer. Property may be sold with a degree of continuing involvement by the seller, which may be commitments to complete construction of the property, or a seller guarantee of occupancy of a housing cooperative for a certain period of time.

When a property is sold, the buyer normally has to make an advance payment to an escrow account held by the estate agent. The group does not have a right to the advance payment before providing security in accordance with Norwegian regulations. When security is provided, the advance payment is released from the escrow account and recognised as received cash and other short-term debt (advance payment). When the property is completed, but before delivery, the customer pays the remaining consideration to the escrow account. When the property is delivered to the customer, the group recognises the consideration as revenue and as a trade receivable. When the legal title to the property has been transferred, or other security provided, the remaining consideration is released from the escrow account.

ii) Lease revenues

Rental income from leasing of property (operating leases in which the group is a lessor) is recognised on a straight-line basis over the term of the relevant lease and included in other revenues.

ii) Sale of services

Control over services is considered to be transferred to the customer as the service is delivered. Revenue from sale of services is recognised when the service is performed.

FINANCIAL INSTRUMENTS

A financial instrument is defined as being any contract that gives rise to a financial asset at one entity and a financial liability or equity instrument at another entity. From 1 January 2019, the group classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value (either through OCI or through profit or loss), and
- those to be measured at amortised cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will either be recorded in profit or loss or OCI. For investments in equity instruments that are not held for trading, this will depend on whether the group has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income (FVOCI).

The group reclassifies debt investments when and only when its business model for managing those assets changes.

Regular way purchases and sales of financial assets are recognised on trade-date, the date on which the group commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the group has transferred substantially all the risks and rewards of ownership.

Trade receivables

Trade receivables are amounts due from customers in the group's ordinary property development business and related services. Trade receivables are recognised initially at the amount of the consideration and measured at amortised cost where the financing components are insignificant. The group applies the IFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivables and contract assets. To measure the expected credit losses, trade receivables and contract assets are grouped based on shared credit risk characteristics and the days past due.

Loans and other receivables

Loans and other receivables are held in the group's normal business model where the objective is to collect payment and interest when due and measured at amortised cost using the effective interest method less any impairment. The receivables are classified as current unless they are due more than 12 months from the balance sheet date.

FINANCIAL LIABILITIES

Financial liabilities are recognised initially at fair value and subsequently measured at amortised cost.

Borrowings

Borrowings are recognised initially at the received amount, net of transaction costs incurred, and subsequently measured at amortised cost. Any difference between the proceeds (net of transaction expenditures) and the nominal value is recognised in the income statement over the period of the borrowings using the effective interest method. Borrowings are classified as current liabilities unless the group has an unconditional right at the balance sheet date to defer settlement of the liability for at least 12 months.



Trade and other payables

Trade and other payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method. If the interest element is insignificant, trade payables are carried at the original invoice amount.

SEGMENT INFORMATION

Operating segments are reported in a manner consistent with the internal reporting provided to the joint management group and board of directors. This group is responsible for allocating resources and assessing performance of the operating segments.

CASH AND CASH EQUIVALENTS

Cash and cash equivalents as presented in the statement of cash flows include cash in hand, bank deposits and other highly liquid investments with original maturities of three months or less. The cash flow statement is prepared using the indirect method. Interest payments are classified as operational cash flows.

INCOME TAX

Income tax expense represents current tax expense and changes in deferred tax expense.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the consolidated statement of comprehensive income because of items of income or expense which are taxable or deductible in other years and items which are never taxable or deductible. The group's liability for current tax is calculated using tax rates which have been enacted or substantively enacted by the end of the reporting period.

Changes in deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction which affects neither the taxable profit nor the accounting profit. Deferred tax is also recognised for temporary differences associated with investments in subsidiaries and associates, and interests in joint ventures, except where the group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered in the foreseeable future. Deferred tax assets and liabilities are measured at the tax rates which are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) which have been enacted or substantively enacted by the end of the reporting period. The measurement of deferred tax liabilities and assets reflects the tax consequences which would follow from the manner in which the group expects to recover or settle the carrying amount of its assets and liabilities. Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

Current and deferred tax for the year

Current and deferred tax are recognised in profit or loss, except when they relate to items which are recognised in other comprehensive income or directly in equity, in which case the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

EQUITY

An equity instrument is any contract which evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the group are recognised at the proceeds received, net of direct issue costs (net of income tax).

FUNCTIONAL AND PRESENTATION CURRENCY

(i) Functional and presentation currency

Items included in the individual financial statements of each of the group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The consolidated financial statements are presented in NOK, which also is the functional currency of the parent company and all subsidiaries that are consolidated.

(ii) Transactions and balances

In preparing the financial statements of each individual entity, transactions in currencies other than the entity's functional currency are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items which are measured in terms of historical cost in a foreign currency are not retranslated in subsequent periods.



LEASING

The group has adopted IFRS 16 Leasing. Assets and liabilities arising from a lease are initially measured on a present value basis.

Lease liabilities include the net present value of the following lease payments:

fixed payments (including in-substance fixed payments), less any lease incentives receivable
variable lease payment that are based on an index or a rate
amounts expected to be payable by the lessee under residual value guarantees
the exercise price of a purchase option if the lessee is reasonably certain to exercise that option, and
payments of penalties for terminating the lease, if the lease term reflects the lessee exercising that option.

The lease payments are discounted using the interest rate implicit in the lease, if that rate can be determined, or the group's incremental borrowing rate.

Right-of-use assets are measured at cost comprising the following:

the amount of the initial measurement of lease liability
any lease payments made at or before the commencement date less any lease incentives received
any initial direct costs and restoration costs.

Payments associated with short-term leases and leases of low-value assets are recognised on a straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of 12 months or less.



1 Property, plant and equipment

Amounts in NOK 000's	Leased properties *)	Fixtures and fittings	Machinery	Total
Net book amount 31 December 2019	6 735	146	24 767	31 648
Additions	5 191	0	2 621	7 812
Disposals	0	-25	0	-25
Depreciation charge	-1 193	-73	-260	-1 526
Net book amount 31 December 2020	10 732	48	27 129	37 909
Useful life	18 years	3-7 years	**)	
Depreciation method	Linear	Linear	Linear	

*) Leased assets are office and production facility rent

***) Machinery is currently under development and not yet subject to depreciation



2 Inventories

	2020	2019
	000'NOK	000'NOK
Property portfolio		
Holmetjern Invest AS	0	32 780
Overvik Utvikling AS	457 067	427 712
Overvik Lokalsenter AS	54 087	49 440
Opsahlhaven AS	2 650	14 615
Overvik Panorama 1 AS	35 180	0
Total property inventory	548 984	524 548
Other inventory	3 000	8 520
Total	551 984	533 069

Assigning cost to inventories

Borrowing costs on external land loans in group entity that owns the inventory property, are capitalised from the day the group initiates activities to develop the property. Borrowing costs are recognised in profit and loss as part of the cost of sales when the units are delivered. Capitalized project cost is cost related to development of the land. Examples of such cost is cost related to zoning processes, architects and other administrative expenses.

	2020	2019
	000'NOK	000'NOK
Land cost	386 165	392 634
Borrowing cost prior years	51 021	32 382
Capatilized borrowing costs this year	20 290	18 889
Capatilized project costs	91 509	80 643
Total	548 984	524 548

Inventory is measured at net realisable value, and all property inventory is measured at historic cost. We also refer to Note 17 for further information.



3 Financial assets and financial liabilities

The group holds the following financial instruments:

Financial assets

	2020	2019
	NOK'000	NOK'000
Financial assets at amortised cost		
Trade receivables	11 273	791
Other loans and receivables	67 593	72 587
Restricted cash	27 545	24 000
Cash and cash equivalents	40 595	14 428
Financial assets at fair value through profit or loss		
Shares in other entities	27 839	29 893
	<u>174 845</u>	<u>141 699</u>

Financial liabilities

	2020	2019
	NOK'000	NOK'000
Liabilities at amortised cost		
Trade and other payables	3 350	11 260
Loan	887 420	750 552
	<u>890 770</u>	<u>761 812</u>

Other financial assets at amortised cost

Holmetjern Invest AS is a holding company which mainly invests in real estates. When selling assets to external investors the payment structure is sometimes linked to the cash flow in the sold asset, which creates a receivable in the Group. The security for the receivable is the sold asset.

Based on materiality, an expected credit loss is not booked for financial assets that do not have objective evidence of a credit loss. The materiality assessment is based on an evaluation of exposure, probability of default and loss given default.

The loss is calculated by measuring the difference between the book value of the asset and the present value calculated using the original effective interest rate of the asset. The book value of the financial asset will then be reduced by the calculated impairment loss, and the loss is accounted for in the profit and loss.

By 31 December 2020 the Group has not identified any impaired assets recognized at amortised cost.

Financial assets at fair value through profit or loss

The group classifies the following financial assets at fair value through profit or loss (FVPL):

- equity investments for which the entity has not elected to recognise fair value gains and losses through OCI

Amounts recognised in profit or loss

During the year, the following gains/losses were recognised in profit or loss:

	2020	2019
	NOK'000	NOK'000
Fair value gains/losses on equity investments at FVPL recognised in other gains/losses	-583	-7 579
Fair value gains/losses on equity investments at FVPL recognised in finance income	1 983	
Gain on resale of purchase contracts for residential properties	1 119	
Gain/loss on sale of associated company	0	437
	<u>2 518</u>	<u>-7 143</u>



Risk exposure and fair value measurements

Information about the group's exposure to price risk is provided in note 6. For information about the methods and assumptions used in determining fair value please refer to note below.

Restricted cash

	2020	2019
	NOK'000	NOK'000
Cash at bank in hand	68 140	38 428
Restricted cash	27 545	24 000
	<u>40 595</u>	<u>14 428</u>

Current liabilities

Trade payables are unsecured and are usually paid within 30 days of recognition. Other payables include dividends from 2017 which are expected to be paid during 2021.

The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.

Loans

2020	Current	Non-current	Total
	NOK'000	NOK'000	NOK'000
<i>Secured</i>			
Bank loans	200 008	0	200 008
Bond loan	0	296 448	296 448
Lease liabilities	0	10 869	10 869
Total secured borrowings	<u>200 008</u>	<u>307 318</u>	<u>507 326</u>
<i>Unsecured</i>			
Bank loans	0	0	0
Bond loan	0	0	0
Borrowings	290 063	90 032	380 094
Total unsecured borrowings	<u>290 063</u>	<u>90 032</u>	<u>380 094</u>
Total borrowings	<u>490 071</u>	<u>397 349</u>	<u>887 420</u>
2019	Current	Non-current	Total
	NOK'000	NOK'000	NOK'000
<i>Secured</i>			
Bank loans	0	201 348	201 348
Bond loan	0	194 263	194 263
Borrowings	144 114	121 748	265 862
Total secured borrowings	<u>0</u>	<u>0</u>	<u>0</u>
	<u>144 114</u>	<u>517 360</u>	<u>661 474</u>
<i>Unsecured</i>			
Bank loans			
Bond loan	0	0	0
Borrowings	0	0	0
Total unsecured borrowings	<u>43 917</u>	<u>51 397</u>	<u>95 314</u>
	<u>43 917</u>	<u>51 397</u>	<u>95 314</u>
Total borrowings	<u>188 031</u>	<u>568 757</u>	<u>756 788</u>



Net debt analysis

	Bank loans	Bond loan	Borrowings	Total
	NOK'000	NOK'000	NOK'000	NOK'000
Balance as of 1 Jan 2019	203 317	191 900	291 431	686 648
New debt	0	0	65 511	65 511
New leasing liabilities	0	0	6 735	6 735
Repayment	-1 969		-2 500	-4 469
Amortisation and other	0	2 363	0	2 363
Balance as of 31 Dec 2019	201 348	194 263	361 177	756 788
New debt	0	100 000	25 647	125 647
New leasing liabilities	0	0	5 196	5 196
Repayment	-1 340	0	-1 056	-2 396
Amortisation and other	0	2 185	0	2 185
Balance as of 31 Dec 2020	200 008	296 448	390 964	887 420

Recognised fair value measurements

Fair value hierarchy

This section explains the judgements and estimates made in determining the fair values of the financial instruments that are recognised and measured at fair value in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the group has classified its financial instruments into the three levels prescribed under the accounting standards. An explanation of each level follows underneath the table.

Recurring fair value measurements At 31 December 2020

	Level 1	Level 2	Level 3	Total
	NOK'000	NOK'000	NOK'000	NOK'000
Financial assets				
through profit or loss	2 113	0	25 726	27 839
Total financial assets	2 113	0	25 726	27 839

Recurring fair value measurements At 31 December 2019

	Level 1	Level 2	Level 3	Total
	NOK'000	NOK'000	NOK'000	NOK'000
Financial assets				
through profit or loss	4 167	0	25 726	29 893
Total financial assets	4 167	0	25 726	29 893

There were no transfers between levels 1 and 2 for recurring fair value measurements during the year. For transfers in and out of level 3 measurements see (iii) below.

The group's policy is to recognise transfers into and transfers out of fair value hierarchy levels as at the end of the reporting period.

Level 1: The fair value of financial instruments traded in active markets (such as publicly traded derivatives, and equity securities) is based on quoted market prices at the end of the reporting period. The quoted market price used for financial assets held by the group is the current bid price. These instruments are included in level 1.

Level 2: The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This is the case for unlisted equity securities.



Valuation techniques used to determine fair values

The main part of the investments are related to real estate, where net realizable value is estimated. The net realizable value is the estimated as selling price adjusted for the total cost of completion. In determining the net realizable value the management carries out an assessment of relevant factors. This would be factors like location, timeframe and macroeconomic factors like interest rate development. This in addition to estimated price levels and estimated of building cost. This is performed in close cooperation with external advisors like real estate brokers and also input from various entrepreneurs. The managements estimate on net realizable value will then be discussed with external valuation experts to compare the management assessment of net present value with the external experts assessment of value.

For other investments an estimation of the selling price is used as criteria, where market based factors for similar companies are used in the valuation.

The following table presents the changes in level 3 items for the periods ended 31 December 2020, 31 December 2019 and 31 December 2018 :

	Financial asset at fair value through profit or loss NOK'000
Opening Balance 31 December 2018	25 726
Acquisitions	0
Disposals	0
Gains/(losses) recognised in other income	0
Closing balance 31 December 2019	<u>25 726</u>
Acquisitions	0
Disposals and reclassifications	0
Gains/(losses) recognised in other income	0
Closing balance 31 December 2020	<u>25 726</u>



4 Critical estimates, judgements and errors

The preparation of financial statements requires the use of accounting estimates which, by definition, will seldom equal the actual results. Management also needs to exercise judgement in applying the group's accounting policies.

This note provides an overview of the areas that involved a higher degree of judgement or complexity, and of items which are more likely to be materially adjusted due to estimates and assumptions turning out to be wrong. Detailed information about each of these estimates and judgements is included in other notes together with information about the basis of calculation for each affected line item in the financial statements. In addition, this note also explains where there have been actual adjustments this year as a result of an error and of changes to previous estimates.

Significant estimates and judgements

Inventory property

The net realizable value is estimated as selling price adjusted for the total cost of completion. In determining the value of inventory property, management carries out an assessment of relevant factors. This would be factors like location, timeframe and macroeconomic factors like interest rate development. In addition to this, estimations are made regarding price levels and building cost. This is performed in close cooperation with external advisors like real estate brokers, and also with input from various entrepreneurs. Management's estimate on net realizable value will then be discussed with external valuation experts to compare the management assessment of net present value with the external experts assessment of value.

Fair value - financial assets

The main part of the investments are related to real estate companies, where net realizable value is estimated as described above, and then used as basis for the valuation of the investments.



5 Related party transactions

Parent entities

The group is controlled by the following entities:

Name	Type	Place of Incorporation	Ownership interest	
			2020	2019
Selmer Holding AS 1)	Ultimate parent entity and controlling party	Trondheim	71,25 %	71,25 %
Snowy Invest AS 2)		Trondheim	23,75 %	23,75 %
Singsaker Eiendom AS 3)		Trondheim	5,00 %	5,00 %

1) This company is solely owned by board member Kolbjørn Opsahl Selmer.

2) This company is solely owned by CEO/board member Karl Albrecht Opsahl Selmer

3) This company is solely owned by chairman of the board Endre Kolbjørnsen

Transactions with related parties

The following transactions occurred with related parties:

	2020	2019
	NOK'000	NOK'000
<i>Sales and purchases of goods and services</i>		
Purchase of management services from parent company	30 862	28 220
Purchases of various goods and services from entities controlled by key management personnel	1 012	130

Outstanding balances arising from sales/purchases of goods and services

The following balances are outstanding at the end of the reporting period in relation to transactions with related parties:

	2020	2019
	NOK'000	NOK'000
Current payables (purchases of goods and services)		
Selmer Holding AS (share holder)	572	3 764
Entities controlled by key management personnel	11	0
Other related parties	0	0

Loans to/from related parties

	2020	2019
	NOK'000	NOK'000
<i>Loans from key management personnel</i>		
Beginning of the year	228 328	228 328
New loans	2 145	0
Interest charged	7 450	0
End of year	<u>237 923</u>	<u>228 328</u>



Loans from parent company and other ownership companies

Beginning of the year	73 671	28 431
New loans	0	42 299
Loan repayments made	-28 110	0
Interest charged	3 526	2 942
End of year	<u>49 088</u>	<u>73 671</u>

Loans to associates

Beginning of the year	59 053	34 901
New loans	17 827	36 271
Loan repayments received	-5 209	-16 414
Interest received	1 991	4 295
End of year	<u>73 662</u>	<u>59 053</u>

Loans from key management personell is related to purchase of land/property in 2016. The loan is charged with a interest rate of NIBOR+2%, and has a downpayment plan over maximum 15 years (minimum downpayment rates of MNOK 15 per year). The lender has a 2nd priority security in the sold property until the loan is fully repaid.

Loans from parent companies are charged with a interest rate from 4-8%. Unpaid dividends are not charged with interest until the year after the dividend is given.

Loans to associates are normally charged with an interest rate from 3-8%. High risk loans are charged with an interest rate of 15%

Loans to associates are unsecured and are repayable in cash.

Loans to associates are repayable in a period of 1-3 years from the reporting date

There are not recognized any impairments in loans to associates.



6 Financial risk management and capital management

The overall object for the group is to make sure the groups obligations are met, and that shareholders and stakeholders have a sufficient return on their exposure to the group.

The group is mainly exposed to the real estate segment and the risk factors therefore arises from that perspective. This includes price development on residential and land, but also building cost and the development of such. The group has no material exposure to foreign exchange risk.

Market risk - price risk

The Group, and the investments in the Group, is mainly exposed to residential development, and the risk related to this segment. This includes the exposure related to the shareprice in those companies, but also the risk related to receivables and debt in those companies. Hence it will also affect the receivables the Group has towards such companies. The exposure is therefore related to development in residential price development in Norway in general, and mainly in Trondheim. The group and its investments is also exposed to risks related to construction costs and material prices. One way to address this is to keep the purchase price on land at a low-cost level, since this will be a buffer for a reduced-price level and/or reduced cost. In some cases this will mean that we are buying land that needs to be developed, but the group is working closely with experts who can assess this risk in a good way. In general, the group is focusing on attracting experts in the whole value chain of real estate development, to make sure we have the competence in-house. Those are employed in the parent company Selmer Holding AS, and are working solely with managing and developing the investments in the group. One of the leading real estate brokers in Norway was employed in Selmer Holding AS autumn 2018, and a highly skilled employee within entrepreneur to started in August 2019. Due to this the group can monitor the different risk categories within the price risk in a good way.

Market risk - interest rate

The group's interest rate risk arises largely from long-term borrowings. Borrowings raised at variable rates expose the group to interest rate fluctuations, which affect cash flows. The group has not entered into any interest swap agreements, since the short term rate is low. However, the interest rate is monitored closely and swap agreements could be entered into at a later stage.

We have made a simulation to assess the effect of an average increase in the interest rate of 0,25%, 0,5% and 0,75%.

Increase, average interest rate per year	0,25 %	0,50 %	0,75 %
Effect on consolidated profit (increased interest expense)	2 100	4 200	6 300
Total effect on profit before income tax	2 100	4 200	6 300

Credit risk

Credit risk related to the sale of real estate is considered to be limited since sales mainly is done to solid customers, such as building societies. Credit risk also arises from outstanding receivables, such as loans to associated companies. Credit risk related to loans to estate companies is assessed to be low. Loans to companies in other segments will have a higher risk profile, and a deeper analysis must be done before entering into such loans.

The overall credit risk in the group is assessed to be low.

Liquidity risk

Conservative liquidity management ensures the group has sufficient liquid assets and funding available to meet its obligations. The level of external borrowing is relatively low when it comes to value adjusted debt ratio. A considerable part of the group's financing is from shareholders and related parties. When entering into projects there is a risk that the capital need is higher than expected. The process leading to an investment is therefore detailed and includes both management and board before final decision is made.

Liquidity prognosis is made on a frequent basis



Maturities of financial liabilities

The tables below analyse the group's financial liabilities into relevant maturity groupings based on their contractual maturities, including interests.

Contractual maturities of financial liabilities	Less than 1 year	Between 1 and 4 years	More than 4 years	Total contractual cash flows
At 31 December 2020	<i>NOK'000</i>	<i>NOK'000</i>	<i>NOK'000</i>	<i>NOK'000</i>
Bond loan	24 000	300 448	0	324 448
Bank loans	210 508	0	0	210 508
Lease liabilities	1 948	3 909	7 512	13 369
Other long-term borrowings	0	99 035	0	99 035
Short-term loans borrowings	301 665	0	0	301 665
Total	538 122	403 391	7 512	949 025

Contractual maturities of financial liabilities	Less than 1 year	Between 1 and 4 years	More than 4 years	Total contractual cash flows
At 31 December 2019	<i>NOK'000</i>	<i>NOK'000</i>	<i>NOK'000</i>	<i>NOK'000</i>
Bond loan	17 200	220 067	0	237 267
Bank loans	13 999	208 713	0	222 711
Lease liabilities	518	518	8 064	9 099
Other long-term borrowings	21 439	70 444	152 493	244 377
Short-term loans borrowings	195 607	0	0	195 607
Total	248 763	499 741	160 558	909 061

Capital management

The group's objective when managing its capital is to ensure all entities in the group to continue as going concerns, combined with the ability to provide return for its shareholders and stakeholders. In achieving this object, the focus is profitability on each investment, and the main rule is an annual return on equity in the range of 10%-20% per year, depending on the assessed risk in the project. The capital structure in the group is a combination of external loans, shareholder loans and equity. The amount of external loans is relatively small compared to the underlying values, which gives flexibility to optimize the capital structure both on project level and on company and group level.

Covenants on external loan agreements are monitored on a frequent basis. As a general rule, the banks shall approve all distributions to shareholders and related parties. Holmetjern Invest AS has issued a bond, where the loan to value ratio must be below 65%, this includes also loans from shareholders. Loan to value means the net interest bearing debt divided by the market value of the Portfolio as defined in the loan agreement, based on valuations that are no older than 270 days. Subordinated loans from shareholders will not be a part of this calculation. Holmetjern Invest AS has reported a loan to value ratio on 49,3% per December 2020. If subordinating shareholder loans, the ratio would be reduced to below 40%.

Equity not considered necessary for further growth will be returned to shareholders through dividends, within the limitations set out in the bond terms for Holmetjern Invest AS. Allowed distribution is 50% of the net profit for the previous year, provided that the net loan to value ratio is below 50%.

	2020	2019	2018
<i>Dividends not recognised at the end of the reporting period</i>	<i>NOK'000</i>	<i>NOK'000</i>	<i>NOK'000</i>

The aggregate amount of the proposed dividend that is expected to be paid following year, and then out of retained earnings at year end. The amount is not recognised as liability at year end

	2020	2019	2018
	0	0	10 000



7 Assets pledged as security

The carrying amounts of assets pledged as security for current and non-current borrowings are:

	2020	2019
	NOK'000	NOK'000
Non-current assets		
Financial assets at amortised costs	7 916	7 797
Total non-current assets	7 916	7 797
Current assets		
Inventories	513 805	491 768
Cash and cash equivalents (excluding bank overdrafts)	4 688	8 475
Total current assets	518 492	500 243
Total assets pledged as security	526 408	508 040

The terms and conditions related to this pledges are as follows:

Covenants related to bond loan :

Net Loan To Value < 65%, unrestricted cash > NOK 20 millions

Covenants related to long term bank loan Overvik Lokalsenter:

unrestricted cash > NOK 4 millions



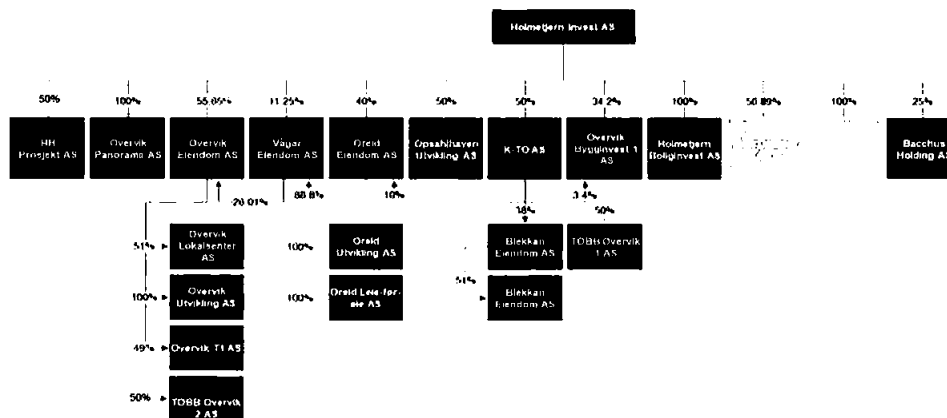
8 Segment information

Description of segments and principal activities

The group's management team and board of directors jointly, examines the group's performance from business perspective and has the view that they have only one segment, real estate. The different real estate activities of the group is done through different legal entities, with similar business activity. Management monitor and follows up on a company by company basis.



9 Interests in other entities



Material subsidiaries

The group's principal subsidiaries at 31 December 2020 are set out below. Unless otherwise stated, they have share capital consisting solely of ordinary shares that are held directly by the group, and the proportion of ownership interests held equals the voting rights held by the group.

Name of entity	Place of business	Ownership interest held by the group		Ownership interest held by non-controlling interests		Principal activities
		2020 %	2019 %	2020 %	2019 %	
Overvik Eiendom AS	Norway	56	63	44	37	Investment management
Overvik Utvikling AS	Norway	56	63	44	49	Real Estate
Overvik Lokalsenter AS	Norway	28	51	72	49	Real Estate
Tech Damper AS	Norway	57	63	43	38	Engineering consulting

Non-controlling interests (NCI)

Set out below is summarised financial information for each subsidiary that has non-controlling interests that are material to the group. The amounts disclosed for each subsidiary are before inter-company eliminations.

	Overvik Eiendom AS		Overvik Lokalsenter AS		Tech Damper AS	
Summarised balance sheet	31 des 20	31 des 19	31 des 20	31 des 19	31 des 20	31 des 19
	NOK'000	NOK'000	NOK'000	NOK'000	NOK'000	NOK'000
Current assets	64 263	93 936	140 713	134 090	3 611	9 272
Current liabilities	103 830	68 948	54 838	651	456	389
Current net assets	-39 567	24 988	85 875	133 439	3 155	8 882
Non-current assets	124 504	37 071	811	722	3 873	2 964
Non-current liabilities	54 696	410	68 928	116 085	17 063	12 998
Non-current net assets	69 808	36 661	-68 117	-115 363	-13 190	-10 034
Net assets	30 241	61 649	17 758	18 076	-10 036	-1 152
Accumulated NCI	8 493	22 082	8 629	8 857	-3 587	-304



	Overvik Eiendom AS		Overvik Lokalesenter AS		Tech Damper AS	
Summarised statement of comprehensive income	2020	2019	2020	2019	2020	2019
	NOK'000	NOK'000	NOK'000	NOK'000	NOK'000	NOK'000
Revenue		0	0	0	1 076	0
Profit for the period	593	30 023	-318	-1 350	-8 869	-3 382
Other Comprehensive Income	0	0	0	0	0	0
Total Comprehensive income	593	30 023	-318	-1 350	-8 869	-3 382
Profit allocated to NCI	-3 061	11 115	-228	-662	-3 283	-1 285
Dividends paid to NCI	11 106	11 106	0	0	0	0

Transactions with non-controlling interests

During 2020, the Group has carried out two transactions with non-controlling interests. In September 8,71% of the Group's shares in Overvik Eiendom AS were sold to a non-controlling interest. In October, the Group acquired 1,38% of the outstanding shares in the same company. These two transactions led to a net increase in non-controlling interests of NOK 579 and a net increase in equity attributable to the owners of the parent company of NOK 54 128.

Interests in associates and joint ventures

Set out below are the associates and joint ventures of the group as at 31 December 2020 which, in the opinion of the directors, are material to the group. The entities listed below have share capital consisting solely of ordinary shares, which are held directly by the group. The proportion of ownership interest is the same as the proportion of voting rights held.

Name of entity	Place of business	% of ownership interest	Nature of relationship	Measurement method	Carrying amount		Note
					2020	2019	
					NOK'000	NOK'000	
K-TO AS	Norway	50	Associate	Equity method	43 552	40 231	1
Overvik T1 AS	Norway	27	Associate	Equity method	20 704	20 758	2
Oreid Eiendom AS	Norway	40	Associate	Equity method	12 592	11 929	3
Overvik Bygginvest 1 AS	Norway	34	Associate	Equity method	5 351	0	4
HH Prosjekt AS	Norway	50	Associate	Equity method	10 596	28	5
Opsahlhaven Utvikling AS	Norway	50	Associate	Equity method	6 988	13	6
Other/Immaterial associates					11 913	7 137	
Total equity accounted investments					111 695	80 096	

Note

- 1 K-TO AS invests in companies involved in real estate and financial investments.
- 2 Overvik T1 AS develops land areas. The group invites experienced partners to join the final development of its projects. As a consequence of this strategy Overvik T1 AS is an associate and not a subsidiary to the group.
- 3 Oreid Eiendom AS makes investments in companies developing land.
- 4 Overvik Bygginvest AS is a single purpose real estate company, with investment in the first plot at Overvik (74 units)
- 5 HH Prosjekt AS is a company owned 50/50 together with HABO. Investment in residential development in Sarpsborg.
- 6 Opsahlhaven Utvikling AS is a single purpose company, with investment in the residential project "Opsahlhaven" in Hokksund.



Summarised financial information for associates and joint ventures

The tables below provide summarised financial information for those joint ventures and associates that are material to the group. The information disclosed reflects the amounts presented in the financial statements of the relevant associates and joint ventures and not Holmetjern Invest AS's share of those amounts. They have been amended to reflect adjustments made by the entity when using the equity method, including fair value adjustments. The amounts are presented in NGAAP. As a result, the carrying amount of interests in associates will not match the groups share of net assets.

Summarised balance sheet (company accounts)	K-TO AS		Overvik T1 AS		Oreid Eiendom AS	
	31 des 20	31 des 19	31 des 20	31 des 19	31 des 20	31 des 19
	NOK'000	NOK'000	NOK'000	NOK'000	NOK'000	NOK'000
Current assets						
Cash and cash equivalents	339	2 721	9 771	9 037	4	13
Other current assets	28 631	19 080	742	219	0	0
Total current assets	28 970	21 801	10 514	9 256	4	13
Non-current assets	231 757	274 575	183 360	175 616	54 583	64 430
Current liabilities						
Financial liabilities (excluding trade payables)	80 000	0	0	0	0	0
Other current liabilities	18 766	10 468	240	993	0	31
Total current liabilities	98 766	10 468	240	993	0	31
Non-current liabilities						
Financial liabilities (excluding trade payables)	140 771	205 448	154 004	141 516	35 925	33 910
Other non-current liabilities	0	0	0	0	0	0
Total non-current liabilities	140 771	205 448	154 004	141 516	35 925	33 910
Net assets	21 191	80 461	39 629	42 363	18 662	30 501

Reconciliation to carrying amounts (consolidated accounts)

Opening net assets 1 January	80 461	83 988	42 363	42 343	30 501	27 622
Profit for the period	11 642	1 473	4	21	978	2 878
Other comprehensive income	0	0	0	0	0	0
Dividends paid	-5 000	-5 000	-112	0	0	0
Closing net assets	87 103	80 461	42 256	42 363	31 479	30 501
Group's share in %	50 %	50 %	49 %	49 %	40 %	40 %
Group's share in NOK	43 552	40 231	20 705	20 758	12 592	11 929
Goodwill	0	0	0	0	0	0
Carrying amount	43 552	40 231	20 705	20 758	12 592	11 929

Summarised statement of comprehensive income (company accounts)

	K-TO AS		Overvik T1 AS		Oreid Eiendom AS	
	2020	2019	2020	2019	2020	2019
	NOK'000	NOK'000	NOK'000	NOK'000	NOK'000	NOK'000
Revenue	0	0	0	0	0	0
Interest income	1 378	2 008	4	21	246	146
Other financial income	4 866	12 555	0	0	0	0
Depreciation and amortisation	0	0	0	0	0	0
Interest expense	12 788	9 499	0	0	1 933	1 620
Income tax expense	0	0	0	0	0	0
Profit from continuing operations	-7 396	3 123	4	21	-1 746	-1 531
Profit from discontinued operations	0	0	0	0	0	0
Profit for the period	-7 396	3 123	4	21	-1 746	-1 531
Other comprehensive income	0	0	0	0	0	0
Total comprehensive income	-7 396	3 123	4	21	-1 746	-1 531
Dividends received from associates	2 500	2 500	0	0	0	0



Summarised balance sheet	Overvik Bygginvest 1 AS		HH Prosjekt AS		Opsahlhaven Utvikling AS	
	31 des 20	31 des 19	31 des 20	31 des 19	31 des 20	31 des 19
	NOK'000	NOK'000	NOK'000	NOK'000	NOK'000	NOK'000
Current assets						
Cash and cash equivalents	6 615	62	1 098	40	249	209
Other current assets	22 061	0	20 046	0	21 513	220
Total current assets	28 676	62	21 144	40	21 762	429
Non-current assets	10 660	28 342	50	65	8	3
Current liabilities						
Financial liabilities (excluding trade payables)	0		0	0	0	0
Other current liabilities			2	50	89	5
Total current liabilities	0	0	2	50	89	5
Non-current liabilities						
Financial liabilities (excluding trade payables)	24 972	29 812	0		7 711	407
Other non-current liabilities	0	0	0		0	0
Total non-current liabilities	24 972	29 812	0	0	7 711	407
Net assets	14 285	-1 409	21 192	55	13 971	20
Reconciliation to carrying amounts:						
Opening net assets 1 January	0		55		25	
Profit for the period	15 645		16 137		-19	
Other comprehensive income	0		0		0	
Share capital increase/reduction	0		5 000		13 970	
Dividends paid	0		0			
Closing net assets	15 645	0	21 192	55	13 971	25
Group's share in %	34 %	34 %	50 %	50 %	50 %	50 %
Group's share in NOK	5 351	0	10 596	28	6 988	13
Goodwill	0	0	0	0	0	0
Carrying amount	5 351	0	10 596	28	6 988	13



Summarised statement of comprehensive income	2020		2019		2019	
	NOK'000	NOK'000	NOK'000	NOK'000	NOK'000	NOK'000
Revenue	0		0	0	0	0
Interest income	807		0	1	0	0
Depreciation and amortisation	0		0	0	0	0
Interest expense	744		0	0	18	0
Income tax expense	0		0	0	-5	-3
Profit from continuing operations	16 658		16 137	-45	-19	-5
Profit from discontinued operations	0		0	0	0	0
Profit for the period	16 658		16 137	-45	-19	-5
Other comprehensive income	0		0	0	0	0
Total comprehensive income	16 658	0	16 137	-45	-19	-5
Dividends received from associates	0	0	0	0	0	0

Individually immaterial associates

In addition to the interests in associates disclosed above, the group also has interests in a number of individually immaterial associates that are accounted for using the equity method.

	2020	2019
	NOK'000	NOK'000
Aggregate carrying amount of individually immaterial associates	11 913	7 137
Aggregate of the group's share of:		
Profit from continuing operations	-3 633	-6 801
Post-tax profit or loss from discontinued operations		
Other comprehensive income		
Total comprehensive income	-3 633	-6 801



10 Goodwill

	Goodwill	Total
Cost at 1 January 2019	6 975	6 975
Accumulated impairment	0	0
Net book amount 1 January 2019	<u>6 975</u>	<u>6 975</u>
Additions	0	0
Disposals	0	0
Impairment charge	0	0
Net book amount 31 December 2019	<u>6 975</u>	<u>6 975</u>
Cost at 1 January 2020	6 975	6 975
Accumulated impairment	0	0
Net book amount 1 January 2020	<u>6 975</u>	<u>6 975</u>
Additions	0	0
Disposals	0	0
Impairment charge	-6 975	-6 975
Net book amount 31 December 2020	<u>0</u>	<u>0</u>

Goodwill has arisen from the purchase of Tech Damper AS.

Impairment tests of goodwill

The group tests whether goodwill has suffered any impairment on an semi-annual basis. For the 2020 and 2019 reporting period, the recoverable amount of the cash generating units (CGUs) was determined based on value-in-use calculations which require the use of assumptions.

The goodwill derives from Tech Damper AS, which is a company operating in the offshore segment. Tech Damper offers customized solutions to challenges involving vibration, noise, fluid dynamics - and the interaction between them. The group has tested the goodwill for impairment, based on expected cash flow from developed products. The company has historically been a development company, customizing products and solving problems for its customers. Tech Damper does not have a steady, predictable cash flow and therefore an estimation based on incurred development cost, is in our view a better basis for the fair value estimation. The rationale for this is based on the fact that Tech Damper has a number of products in their portfolio, with a potential for mass production.

The updated impairment test at year-end 2020 indicates that the net present value of expected future cash flows from the company's technology is less than the book amount. Hence, an impairment charge of NOK 6 975 000 has been made.



11 Income tax expense

Income tax expense

	2020	2019
	NOK'000	NOK'000
Current tax		
Current tax on profits for the year	-349	0
Adjustments for current tax of prior periods	0	0
Total current tax expense	-349	0
Deferred income tax		
Decrease/(increase) in deferred tax asset	-16 658	-11 866
(Decrease)/increase in deferred tax liabilities	0	0
Misstatements previous years	230	0
Total deferred tax expense/(benefit)	-16 428	-11 866
Income tax expense	-16 777	-11 866

Significant estimates - uncertain tax position

There is no uncertain tax positions identified.

Numerical reconciliation of income tax expense to tax payable

	2020	2019
	NOK'000	NOK'000
Tax at the Norwegian tax rate of 22%	-14 095	-14 881
Tax effect of amounts which are not deductible (taxable) in calculating taxable income:		
Share of net profit from associates accounted for using the equity method	-3 686	339
Gain on realization of shares and other financial instruments		-46
Loss on realization of shares and other financial instruments	74	0
Tax effect of deferred tax assets which are not included in the financial statement	0	145
Fair value adjustments without tax effect	-436	1 214
Dividends under the tax exemption rules	0	-425
Amortisation and impairment charges on goodwill	1 592	0
Other tax free income/non-deductible costs	-225	1 789
	-16 777	-11 866



12 Deferred tax balances

Deferred tax assets

	31.12.2020	31.12.2019	31.12.2018
	NOK'000	NOK'000	NOK'000
The balance comprises temporary differences attributable to:			
Tax losses	49 950	35 181	17 972
Fixed assets	-85	-2 053	115
Inventory	-14 417	-11 767	-7 581
Disallowed interest deduction carried forward	4 660	4 723	2 994
Deferred revenue	2 308	0	0
Other	-11	-125	-125
Total deferred tax assets	42 406	25 959	13 374
Unrecognized deferred tax asset	-89	-300	-115
Net deferred tax assets	42 316	25 658	13 259

Deferred tax assets are recognised only if it is probable that future taxable amounts will be available to utilise temporary differences and losses. The group has assessed the probability of obtaining the necessary taxable profits based on budgets and forecasts. These analysis indicate that the group will be in a tax payable position within approximately 3-5 years.



13 Revenue from contracts with customers

Disaggregation of revenue from contracts with customers

The group derives revenue from the transfer of goods and services at a point in time in the following segments:

2020	Real estate	Other	Total
	NOK'000	NOK'000	NOK'000
Segment revenue	2 448	1 120	3 568
Inter-segment revenue	0	0	0
Revenue from external customers	2 448	1 120	3 568
Timing of revenue			
- At point in time	2 448	1 120	3 568
- Over time	0	0	0
	2 448	1 120	3 568
2019	Real estate	Other	Total
	NOK'000	NOK'000	NOK'000
Segment revenue	0	506	506
Inter-segment revenue	0	0	0
Revenue from external customers	0	506	506
Timing of revenue			
- At point in time	0	506	506
- Over time	0	0	0
	0	506	506

Revenues from external customers come from the sale of property projects (apartments, land etc), and sales of goods and services in relation to the industry companies.

Real estate - Land development and resale:

The group is involved in different real estate projects, where the main activity is development and sale of residential properties. Sales are recognised when control of the property has been transferred, that is when the customer has received the right to use the property in question. The properties have generally no alternative use for the group due to contractual restrictions. However, an enforceable right to payment does not arise until legal title has passed to the customer. Therefore, revenue is recognised at a point in time when the legal title has passed to the customer.

Other:

Sales are recognised when control of the products has transferred, being when the products are delivered to the customer. Delivery occurs when the products have been shipped to the specific location, the risk of obsolescence and loss have been transferred to the customer, and either the customer has accepted the products in accordance with the sales contract or the group has objective evidence that all criteria for acceptance have been satisfied. The industry division also provides services to the clients. Revenue from providing services is recognised in the accounting period in which the services are rendered.

The group does not expect to have any contracts where the period between the transfer of the promised goods or services to the customer and payment by the customer exceeds one year. As a consequence, the group does not adjust any of the transaction prices for the time value of money.



14 Equity

Share capital and share premium

	2020	2019	2020	2019
	Shares	Shares	NOK'000	NOK'000
Ordinary shares				
Fully paid	100 000	100 000	200	100
Total share capital and share premium	100 000	100 000	200	100

Movements in ordinary shares:

	Number of shares (thousands)	Per value NOK'000	Share premium NOK'000	Total NOK'000
Details				
Balance 31 December 2019	100	100	10	110
Balance 31 December 2020	100	200	10	210

Ordinary shares

Ordinary shares have a par value of NOK2. They entitle the holder to participate in dividends, and to share the proceeds of winding up the company in proportion to the number of and amounts paid on the shares held.

Every shareholder that is present at a shareholder meeting, or represented by proxy, is entitled to vote by one vote per share the shareholder owns or represents.



15 Remuneration

	2020	2019
	NOK'000	NOK'000
Salaries	4 023	3 553
Pension costs	142	126
Payroll tax	576	524
Other compensations and social costs	39	
Capitalized personell expenses	-1 345	105
Total payroll costs	3 435	4 307
Average number of employees	6	4

For defined contribution plans, the group pays contributions to publicly or privately administered pension insurance plans on a mandatory, contractual or voluntary basis. The group has no further payment obligations once the contributions have been paid. The contributions are recognised as employee benefit expense when they are due. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

Compensation to the board of directors (BoD), the corporate executive committee (CEC) and other key management personnel

Name	Position	Salaries	Pension	Other benefits
Endre Kolbjørnsen	Chairman	884	10	0
Karl Albrecht Selmer	Member of the board/CEO	552	10	0
Kolbjørn Selmer	Member of the Board	0	0	0
Total		1 436	20	0

Other key management personnel are compensated in Selmer Holding AS and this compensation is part of the basis for the management fee that is invoiced to the group.

At 31 December 2020 there are no loans to the members of the BoD or the CEO.

Auditor's remuneration

	2020	2019
	NOK'000	NOK'000
Audit fee	926	1 521
Audit related fee	0	0
Tax fee	0	0
Other service fee	399	628
Total	1 325	2 148



16 Specifications

	2020	2019
Administrative expenses	NOK'000	NOK'000
Total payroll costs	3 435	4 307
Depreciations and amortizations	1 526	426
Management fee	30 392	28 220
Other operating expenses	4 484	6 206
Administrative expenses	39 837	39 159

	2020	2019
Finance income	NOK'000	NOK'000
Interest income	5 920	5 618
Revaluation of financial assets at fair value	1 983	0
Dividend	0	901
Profit from sale of shares	4	209
Other financial income	1 114	0
Finance income	9 021	6 729



17 Events occurring after the reporting period

Order of development in the city of Trondheim

Trondheim Municipality has initiated a consultation process regarding work on an administrative proposal for further structuring the order of development of the different areas in the city of Trondheim. Overvik is included as one of the areas to be assessed. This proposal is to give grounds to the next land-use element of the municipal master plan. The development-order proposal will be considered by the City Council in the spring of 2021. In our opinion it is unfortunate that Overvik has been included in this process and especially in view of the city council's unanimous decision in May 2019 approving the area zoning plan and the fact that the plot is under construction. Nevertheless, the Building committee in the City Council in February agreed by a split decision to close further considerations of proposals for zoning plans in Overvik until the proposal for the order of development has been considered by the City Council. This will be subject to further discussion and conclusion by the City Council in spring 2021. It is fair to say that the Committee's approach raises questions in general of the status of approved zoning area plans and approved plans in general in Trondheim. This is unfortunate and in our, and our lawyers view, will raise several legal matters in which the municipality and their taxpayers will spend considerable amounts of time and resources should it be upheld by the city council in spring 2021. This is a situation we understand the municipality do not want to get into and neither do we. We do believe that Trondheim Municipality will act responsible, sustainable, and predictable in this matter as they have shown historically in similar matters and stand by the decisions made by The City Council in May 2019. Negative changes in the zoning plan can potentially change the values and hence affect future financial statements. However, the Group assess the net realizable value in either way will exceed book values.



18 Business combination

2020

There has been no business combinations during 2020.

2019

100% of the share capital in Welmax Concrete AS (WCAS) was acquired in December 2019.

Automation and robotization is a megatrend in all industries, including real estate and real estate development. Within real estate, robotization has materialized in "3D printing" of homes, where complete houses are built in 1-3 days.

This is the construction method of the future and it is expected that construction according to this method will experience exponential growth in the coming years. Construction costs are significantly lower than conventional construction methods, and we estimate a reduced construction cost of at least 25% - 35%. In addition, the flexibility and opportunity for change will be significantly different than today.

With simple grips, drawings can be changed right up until the actual construction begins. Through its expertise in robotization of welding, WCAS has developed a "3D printer" together with real estate developers in Holmetjern Invest AS.

WCAS develops the 3D printer for internal use and not for sale. WCAS maintains the ownership of the IPR related to the 3D printer, in a business model where customers lease both the hardware and software that WCAS is currently in the process of developing.

Details of the purchase consideration, the net assets required and goodwill are as follows:

Purchase price allocation:

Amounts in NOK 000's

31.12.2019

Purchase price	16 687
Carrying amount of net assets in WCAS at the date of acquisition	14 559
Purchase price in excess of carrying amount of net assets in WCAS net of tax	2 128
Deferred tax on purchase price in excess of carrying amount of net assets acquired	488
Purchase price in excess of carrying amount of net assets in WCAS	2 596

The excess purchase price is attributable to the technology being developed by the company.



Holmetjern Invest AS

Directors report

The nature of the business and where it is operated

Holmetjern Invest AS has as its purpose to invest in other companies, shares, securities and everything related to this. The company has its office in Trondheim. Holmetjern Invest Group mainly consists of companies in property development, but has also investments within Industry. All the companies in the Group have an affiliation in Norway.

Financial review

2020 has been a year where several of the major real estate projects Holmetjern Invest AS are involved in, have made good progress and are well received in the market. At most of our projects we have a partnership with housing associations. In Trondheim, regional housing association, TOBB, has a leading role in our major project. As do regional housing association HABO in the region of Østfold/Viken. This to ensure that we create good and affordable housing to the general population in these populated areas. We have through the year had new "Leie før eie" projects in different regions, making it possible for more people to take the step into owning their own house. We have during 2020 made plans for a senior concept, meant to be launched for the market during 2021.

At Overvik, Trondheim, we are well underway with construction on the first field and the first 74 units will be finalized autumn 2021. In addition to this, we have started the sale of the next phase, which consists of 61 apartments. During 2020 the plans for the local business centre, about 1000 new residents, school, public sports facilities, and main infrastructure in general are all drawn out in detail and delivered to the municipality according to the approved zoning plan. At Opsahlhaven in Hokksund, we have had good sales and will soon start construction of 45 apartments, and in the project Oreid and Yventunet in Østfold, Viken together with HABO, sales have been good, and construction is underway.

The Group's operating profit for 2020 was NOK -50 million, in 2019 the Groups operating profit was NOK -46 million. The profit for the period in the Group was NOK -47.3 million, an increase of NOK 8.4 million compared to 2019. Due to difficult market conditions, there has been a write-down of both goodwill and inventory related to Tech Damper AS. The total amount is NOK 12.4m and hence has a negative effect on the financial statement for 2020. NOK 5.5m is related to write-down of inventory and NOK 6.9m is related to write-down of goodwill. The borrowing cost is also higher in 2020 compared to 2019. This is related to increase in bond loan in January 2020. Share of net profit from associated companies has increased with NOK 18.3m. This is mainly due to good development in real estate projects, such as the first plot at Overvik in Trondheim and Yventunet in Sarpsborg. The net positive effect in profit before income tax compared to 2019 is therefore NOK 3.6m.



Holmetjern Invest AS has an equity of NOK 77.4 million, the Group's equity is at NOK 67.6 million. As of 31.12.20, the equity ratio in Holmetjern Invest AS is 18.1%, compared with 9.2% in 2019. The equity ratio in the Group as of 31.12.20 is 7%, compared with 6.2% as of 31.12.19. The increase in equity ratio is mainly due to partial sale of shares in Overvik Eiendom AS, for Holmetjern Invest AS. Management considers both the company's and the Group's liquidity to be good. The group focuses on maintaining a good liquidity reserve, which enables the company to also meet challenging periods. The short-term focus will therefore be on developing existing investments, rather than entering new projects. A significant part of liquidity planning is also related to debt financing. The group has three loan maturities in the spring of 2021, which now have been extended. The next refinancing is in the autumn of 2021. We expect loans that comes to maturity in 2021, to be refinanced and extended. This is supported by a relatively low "Loan to Value" ratio and also the fact the financial institutions involved knows the projects and the risk profile of the projects well, based on a long-term relationship.

It is also to be added that the fair value of the company's and the Group's assets is higher than what appears in the accounts, based on external valuations.

The Board expects the coming years to give a good return on its investments. The construction at the main project Overvik started in 2019, and the sales ratio as of today is 99%. The sale of the next plot, consisting of 61 apartments, is ongoing, and we expect construction start autumn 2021.

The market in Trondheim is characterized by a greater degree of stability and predictability than the case is in other large Norwegian cities. This supports a stable development over time, as a result of the housing market being affected to a small extent by economic conditions. A high proportion of public employees is the main reason for this.

The Board believes that the annual accounts provide a true and fair view of the company's assets and liabilities, financial position and results. However, it is noted that external valuations on the company's properties show that the company's assets are expected to have a higher value than what is reflected in the accounts.

Zoning plan, Overvik

The Trondheim city council approved a binding area zoning plan for Overvik in 2018, which was upheld on 28 May 2019 through a unanimous decision by the Council. Based on this, the city has further approved detailed zoning plans, allowing construction of the area to start in 2019, and additional detailed zoning plans in April 2020, and also allowed for the start-up of the zoning plan process for infrastructure as late as May 2020.

Nevertheless, the Building committee in the City Council in February agreed by a split decision to close further considerations of proposals for zoning plans in Overvik until the proposal for the order of development has been considered by the City Council. This will be subject to further discussion and conclusion by the City Council in spring 2021. It is fair to say that the Committee's approach raises questions in general of the status of approved zoning area plans and approved plans in general in Trondheim. This is unfortunate and in our, and our lawyers view, will raise several legal matters in which the municipality and their taxpayers will spend considerable amounts of time and resources should it be upheld by the city council in spring 2021. This is a situation we understand the municipality do not want to get into and neither do we.



We work closely with the main project partner Tobb and others in this communication.

We do believe that Trondheim Municipality will act responsible, sustainable, and predictable in this matter as they have shown historically in similar matters and stand by the decisions made by The City Council in May 2019. The financial statements have been prepared on this basis. Negative changes in the zoning plan can potentially change the values and hence affect future financial statements. However, the Group assess the net realizable value in either way will exceed book values.

Balance sheet

Total assets in Holmetjern Invest AS increased by NOK 137 million from 2019 to 2020, mainly due to increase in bond loan on NOK 100m and partial sale of shares in Overvik Eiendom AS.

Deviations between cash flow from operating activities (NOK – 8.4 million) and the company's operating profit (NOK -23.6 million) are mainly due to the net effect of sale of shares in Overvik Eiendom AS and the effect of transferring assets from Holmetjern Invest AS to a 100% owned subsidiary.

For the Group, assets have increased by NOK 140 million from 2019 to 2020. The increase is also here derived from increase in bond loan and partial sale of shares in Overvik Eiendom AS.

Operational risk

The greatest risk associated with housing development is a substantial increase in interest rates, over time. This could affect the sale of homes and thus the final result to the Group. In addition, large macroeconomic events could affect the housing market, for example through a significant increase in unemployment.

Financial risk

Price risk

The Group is generally exposed to development in residential price development in Norway in general, and mainly in Trondheim. The Group is also exposed to risks related to construction costs and material prices. In general, the Group is focusing on attracting experts in the whole value chain of real estate development, to make sure we have the competence in-house. Due to this the Group can monitor the different risk categories within the price risk in a good way, and by this act in a proactive way. If we believe market conditions could be changed, this will change the way we act. And if we foresee weaker market development, projects could for example be postponed.

Liquidity risk

Conservative liquidity management ensures that the Group has sufficient liquid assets and funding available to measure its bonds. Significant part of the Groups financing is from shareholders and related parties. When entering into projects there is a risk that the capital need is higher than expected. The process leading to material investment is therefore detailed and includes both management and board members before final decision is made. Liquidity prognosis is made on a frequent basis.

Interest rate risk



The Group's interest rate risk arises largely from long-term borrowings. Borrowings raised at variable rates expose the Group to interest rate fluctuations, which affect cash flows. The Group has not entered any interest swap agreements since the short term rate currently is low. However, the interest rate is monitored closely and swap agreements could be entered into at a later stage.

Research and development

The Group has research and development activities in the companies Tech Damper AS and Welmax Concrete AS. Tech Damper offers customized solutions to challenges involving vibration, noise, fluid and the interaction between them. Tech Damper offers tailor-made solutions and have historically worked close together with subsea part of oil industry. Valuation of companies such as Tech Damper is associated with uncertainty, and where market values may deviate from book values. The values assumed as of December 2020 are based on the best estimate, with the information that the company currently has.

Welmax Concrete AS ("WC") has through its expertise in robotization of welding developed a "3D printer" together with Holmetjern Invest AS. WC develops "3D printer" for internal use and not for sale and maintains the ownership of the IPR related to the 3D printer, in a business model where customers lease both the hardware and software that WC is currently in the process of developing.

Going concern

Pursuant to section 3-3a of the Norwegian Accounting Act, the board confirms that the going concern assumption is realistic and that the financial statements for 2020 have been prepared on that assumption. This view rests on the Group's good capital adequacy and financial position.

Work environment

Holmetjern Invest AS has one permanent employee and has not registered absence due to illness in 2020. The Group is operated by employees in the owner company, Selmer Holding AS. The Group has 15 employees, registered sickness absence in the group is 1%. No serious work accidents or accidents have occurred or been reported during the year, which have resulted in major material damage or injuries. The working environment is considered to be good.

Equality affect

The company's employee is a man, and the board consists of 3 men. The company has a policy that work of equal value shall provide equal pay. The company works actively, purposefully and in a planned manner for gender equality within the company and the Group. When recruiting, both internally and externally, personal qualifications are given priority over gender. The underrepresented gender will to a greater extent be encouraged to apply. In this way, the company and the Group will try to increase the proportion of women in the job categories where this is low.

Measures to prevent discrimination

The company works consciously to promote equality, ensure equal opportunities and rights and prevent discrimination on the grounds of ethnicity, national origin, descent, skin colour, language, religion and belief.

Environment



The Group and associated companies are engaged in housing development as well as in the industry. The companies do not pollute the external environment to any great extent.

Shareholder agreements

Holmetjern Invest AS has no statutory provision that limits or regulates the negotiability of the shares in the company. Nor are there any restrictions on the exercise of voting rights for shares. The company has no employee share schemes.

Corporate governance

Through its business, Holmetjern Invest manages large financial assets. The size and scope of the company's operations are limited, so that the company uses a management model where responsibility for risk management and control is concentrated in the management. Roles and responsibilities in the management group are distributed, and will continue to be in development in the next few years, in connection with the group building up for increased activity. Significant decisions by the Group are taken in close collaboration between the management and the Board.

Overall goals have been established, and the company's strategy is updated on a frequent basis. Based on the overall policies, governing processes and routines have been established for the ongoing management.

The board is overall responsible for ensuring that the business, financial reporting and asset management are subject to satisfactory control. The Board regularly reviews the most important risk areas the company faces above and the internal control and ongoing follow-up that has been established to handle and minimize these.

The administration prepares consolidated financial reports for the Group twice a year. Financial conditions are followed up by periodic accounting reporting. Liquidity in the Group is monitored closely and continuously.

The company is managed by long-term financial targets. Half-yearly valuations of the company's investments are prepared, which are reviewed by the company and the board. External valuations are obtained on the company's properties.

All other balance sheet items are reconciled and documented continuously throughout the year. The company does not have articles of association that regulate the appointment and replacement of board members, in addition to the minimum number that must sit on the board.

The company does not have statutory provisions that allow the board to issue own shares or equity certificates. Authorizations related to such transactions follow the provisions of the Companies Act.

Corporate responsibility

The Group has focus on environmental and social responsibility, where the goal is to be a responsible social actor. Long-term profitability is a fundamental prerequisite for exercising corporate social responsibility through, among other things, good, secure workplaces and contributions to a positive urban development where Holmetjern Invest has its business. Through our development project at Overvik, for example, we have the vision and ambition to create "Norway's best district" through a good living environment, proximity to nature and facilitation for environmentally friendly transport.



The Group is actively involved in the local community around the areas they are expanding, and is a contributor to the local voluntary organizations.

Annual accounts and allocation of results

In the opinion of the Board of Directors, the presented profit and loss account and balance sheet provide expressions of the company's and the Group's profit for 2020 and financial position at year-end. No circumstances have occurred after the end of the financial year that are of significance for the assessment of the financial statements.

We refer to the annual accounts for an overview of the disposal of the profit for the year

Trondheim, April 27th 2021

Endre Kolbjørnsen
Chairman of the Board

Kolbjørn Opsahl Selmer
Board member

Karl Albrecht Opsahl Selmer
CEO/Board member



Skatteetaten

Vår dato 11.04.2019	Din/Deres dato 27.03.2019	Saksbehandler Torstein Kinden Helleland
800 80 000 Skatteetaten.no	Din/Deres referanse Heidi Harsvik Alstad	Telefon 22078139
Org.nr 974761076	Vår referanse 2019/5597233	Postadresse Postboks 9200 Grønland 0134 OSLO

HOLMETJERN INVEST AS
Postboks 8884
7481 TRONDHEIM

Tillatelse til å utarbeide årsregnskap og årsberetning engelsk språk for Holmetjern Invest AS, org.nr. 912 810 089

Vi viser til deres brev av 27. mars 2019 der det søkes om dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk språk for Holmetjern Invest AS.

Skattedirektoratet gir på bakgrunn av en konkret helhetsvurdering Holmetjern Invest AS dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk språk, jf. regnskapsloven § 3-4 tredje ledd. Dispensasjonen gjelder så lenge opplysningene som vedtaket baserer seg på ikke endres vesentlig.

Kopi av dette brevet må sendes Regnskapsregisteret i Brønnøysund sammen med årsregnskapet. Det påligger den regnskapspliktige å dokumentere ved dette brev at tillatelsen er gitt.

Bakgrunn

Selskapets eierkrets er svært begrenset (reelle rettighetshavere er 3 personer), hvor samtlige er ansatte/sitter i ledelsen i konsernet. Selskapet er et investeringsselskap og driver innen eiendomsutvikling. Selskapet har fra og med 2018 plikt til å utarbeide konsernregnskap etter IFRS i forbindelse med at selskapet noterte et obligasjonslån på Oslo Børs i desember 2018. Oslo Børs har innvilget søknad om dispensasjon fra språkkrav. Brukerne av regnskapet vil i hovedsak være investorer i den utstedte obligasjonen. Det norske obligasjonsmarkedet er attraktivt for utenlandske investorer og således er selskapet avhengig av å avlegge regnskap på engelsk for på en god måte å kommunisere med utenlandske investorer og interessenter. Dette er i stor grad profesjonelle aktører som forholder seg til engelske dokumenter, dette gjelder også norske investorer i obligasjonen.

Skattedirektoratets vurdering

Etter regnskapsloven § 3-4 tredje ledd skal "årsregnskapet og årsberetningen ... være på norsk. Departementet kan ved ... enkeltvedtak bestemme at årsregnskapet og/eller årsberetningen kan være på et annet språk."

I Ot. prp. nr. 42 (1997-1998) Om lov om årsregnskap mv., er det uttalt følgende om regnskapslovens formål, jf. pkt. 1.1:

"Regjeringen har som siktemål at regnskapsloven skal bidra til informative regnskaper for ulike grupper av regnskapsbrukere. Regnskapsbrukerne er dels investorer og kreditorer som tilfører



kapital til foretakene, og dels andre grupper som har interesse av å vite hvordan foretaket drives, f.eks. de ansatte og lokalsamfunnet. Informasjonen til kapitalmarkedet skal gi grunnlag for riktig prising av finansielle objekter. Riktig prisdannelse på aksjer er en forutsetning for at ressursbruken i samfunnsøkonomien skal bli best mulig. Gode regnskaper vil også gjøre det vanskeligere for markedsdeltakere å ta ut spekulasjonsgevinster med basis i skjevt fordelt informasjon.”

Det fremgår således at et av hovedformålene med regnskapsloven er å bidra til “*informative regnskaper for ulike grupper av regnskapsbrukere*”. Regnskapsbrukere vil omfatte, jf. uttalelsen i proposisjonen, blant andre investorer, kreditorer, ansatte og lokalsamfunnet.

Det er etter Skattedirektoratets vurdering derfor avgjørende ved vurdering av om dispensasjon fra kravet til å utarbeide årsregnskap og/eller årsberetning på norsk kan gis, at det ikke foreligger mulige brukere av regnskapsinformasjon som blir vesentlig berørt negativt ved en eventuell dispensasjon.

Det er særlig hensynet til brukerne av regnskapsinformasjon som skal vurderes ved en dispensasjonssøknad. I denne vurderingen har Skattedirektoratet lagt særlig vekt på at selskapet har en begrenset eierkrets. Selskapet har notert et obligasjonslån på Oslo Børs og har fått tillatelse til å benytte engelsk fra Oslo Børs. Det norske obligasjonsmarkedet er attraktivt for utenlandske investorer og således er selskapet avhengige av å avlegge regnskap på engelsk for på en god måte å kommunisere med utenlandske investorer og interessenter. Videre er det vektlagt at sentrale aktører behersker og benytter engelsk språk.

Vennligst oppgi vår referanse ved henvendelse i saken.

Med hilsen

Inger Helene Iversen
seniorrådgiver
Juridisk avdeling
Skattedirektoratet

Torstein Kinden Helleland

Dokumentet er elektronisk godkjent og har derfor ikke håndskrevne signaturer.